

Rural Residence

RESIDENTIAL

# 945 E RIVER SPUR

PRIEST RIVER, ID 83856

**\$1,688,727** TopHap Estimate · \$336 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026

4

BEDS

3

BATHS

5,024 ft<sup>2</sup>

LIVING AREA

20 ac

LOT SIZE

1979

YEAR BUILT

3

STORIES

6

ROOMS

4

PARKING

## VALUATION

\$1.7M

\$1.5M low

\$1.9M high

Est. Owner Equity

\$1,688,727

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$955 (2025) |
| Assessed Value        | \$390,374    |
| Previous Assessed     | \$390,374    |
| Assessor Market Value | \$390,374    |

## PROPERTY FACTS

|               |                  |
|---------------|------------------|
| Property Type | Rural Residence  |
| County        | Bonner           |
| Lot (acres)   | 20.00            |
| Roof          | Galvanized       |
| Heating       | Baseboard        |
| Cooling       | None             |
| Fireplace     | Yes              |
| Garage        | Garage, Detached |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|-------|--------------------|------|
| May 28, 2021 | Quitclaim | Quit Claim Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Priest Lake Elementary School    | Elementary | PK–7   | 11.0 mi  |
| Priest River Lamanna High School | High       | 7–12   | 13.6 mi  |

District: West Bonner County School District 83

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

**NEIGHBORHOOD · ZIP 83856**

|                           |                             |                            |                                    |                         |                        |
|---------------------------|-----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>109</b><br>AIR POLLUTION | <b>7,704</b><br>POPULATION | <b>\$64K</b><br>MEDIAN IN-<br>COME | <b>44°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|