



Benjamin Clark Ling Crosby

208-704-1724

bcrosby@carlinbay.net

Property Report Prepared On

16785 S Leaning Pine Tree Pt, Harrison, ID

83833



Beds/Baths:

2br / 1ba



Living Area:

720 sqft



Lot Size:

0.64 acres



Year Built:

1951



Ownership Length:

N/A



Market Value:

\$1,211,379



Summary



Property Address:

16785 S LEANING PINE TREE PT



City, State, Zipcode:

HARRISON, ID 83833



Latitude:

47.517824



Longitude:

-116.812864



County:

KOOTENAI



APN:

48N04W117995



Legal Description:

TAX #5644 & TAX #12519 1148N04W



Legal Subdivision:

N/A



Property Type:

SINGLE FAMILY RESIDENCE



Owner Status:

NOT OCCUPIED



Owner Type:

Company



Trust Description:

Name is a Trust



Company Flag:

YES



Property Use:

RESIDENTIAL



Stories:

1



Structure Style:

N/A



Ownership

Owner's Name(s)



Benjamin C L Crosby



Alice M C Ling



CROSBY LING FAMILY TRUST

Owner's Mailing Address



13832 S Ridgeview Dr, Harrison, ID 83833

Ownership Timeline

2022	Benjamin C L Crosby & Alice M C Ling & Crosby Ling Family Trust Transaction Type: INTRAFAMILY TRANSFER Date of Transaction: 05/13/2022
2017	Benjamin C L Crosby & Alice M C Ling & Crosby Ling Family Trust Transaction Type: QUIT CLAIM DEED Date of Transaction: 11/07/2017
	Benjamin C L Crosby

Deeds

 Grantee's Name(s): BENJAMIN C L CROSBY	 Deed Owner Address: 16785 S LEANING PINE TREE PT, HARRISON, ID 83833
 Ownership Category: Company	 Owner Occupied: 0
 Grantor's Name(s): N/A	 Transaction Amount: N/A
 Transaction Mortgage Amount: N/A	 Transaction Type: N/A
 Document: 2900706000	 Title Company: N/A



Transaction Date:

05/17/2022



Document Type:

N/A



Property Type:

Residential



County:

N/A



Transfer Doc #:

N/A



Transfer Transaction #:

2900706000



Sale Document Book #:

N/A



Last Document #:

N/A



Building Permits

- i** We could not locate any building permit records. It's important to keep in mind that the lack of information or results in our reports may not always be entirely accurate, comprehensive, or current. Therefore, we kindly advise against solely relying on our findings and recommend conducting your own thorough research.



Pre-Foreclosures

 We could not locate any pre-foreclosure records. It's important to keep in mind that the lack of information or results in our reports may not always be entirely accurate, comprehensive, or current. Therefore, we kindly advise against solely relying on our findings and recommend conducting your own thorough research.



Values



Market Value Estimate:

\$1,211,379



Property Square Footage:

720 Sq Ft



Market Value Per Sq Ft:

\$1,682 / Sq Ft



Rent Estimate:

\$5,008



Last Sale Date:

N/A



Last Sale Amount:

N/A



Taxes



Tax Bill Amount:

\$2,512



Tax Year Assessed:

2025



Total Assessed Value:

\$726,432



Land Assessed Value:

\$644,012



Additions Assessed Value:

\$82,420



Previous Assessed Value:

\$726,432



Assessor Last Updated:

2025



Zoned Code Local:

N/A



Property Use Standardized:

385



Year Built:

1951



Tax Delinquent:

N/A



Tax Assessed Change %:

11%



Last Assessor Tax Roll Update:

01/01/2025



Zoning Category:

Company



Zoning Type:

RESIDENTIAL



Property Use Municode:

534



Tax Exemption:

N/A



Tax History

YEAR	PROPERTY TAXES	CHANGE	TAX ASSESSMENT	CHANGE
2023	\$2,165	0.00%	\$645,126	38.82%
2022	\$2,165	-14.49%	\$464,707	7.52%

YEAR	PROPERTY TAXES	CHANGE	TAX ASSESSMENT	CHANGE
2021	\$2,532	-7.79%	\$432,188	5.09%
2020	\$2,747	-3.41%	\$411,264	0.90%
2019	\$2,843	-5.95%	\$407,594	10.53%
2018	\$3,024	-1.08%	\$368,774	0.07%
2017	\$3,057	-8.17%	\$368,504	9.06%
2016	\$3,329	-	\$337,890	-
2013	\$0	-	\$371,024	-10.83%
2012	\$0	-	\$416,108	-

Property Details



Bedrooms:

2



Bathrooms:

1



Living Area:

720 Sq Ft



Lot Size:

0.64 Acres



Year Built:

1951



Unit Count:

0



Stories:

1



Basement:

0



Garage:

UNKNOWN OR NOT PROVIDED



Parking:

0



Fireplace:

UNKNOWN OR NOT PROVIDED



Pool:

UNKNOWN OR NOT PROVIDED



Deck:

UNKNOWN



Patio:

N/A



Balcony:

N/A



Shed:

1



Accessibility:

UNKNOWN



Foundation:

PIER/POST & BEAM



Structure Style:

UNKNOWN OR NOT PROVIDED



Construction:

FRAME



Roof Material:

UNKNOWN OR NOT PROVIDED



Roof Construction:

UNKNOWN OR NOT PROVIDED



Heating:

BASEBOARD



Cooling:

NONE



Rooms

Bath Count:

1

Bath Partial Count:	0
Bedrooms Count:	2
Rooms Count:	5
Stories Count:	1
Units Count:	0
Bonus Room:	Not on File
Breakfast Nook:	Not on File
Cellar Room:	Not on File
Wine Cellar Room:	Not on File
Exercise Room:	Not on File
Family Room:	Not on File
Game Room:	Not on File
Great Room:	Not on File
Hobby Room:	Not on File
Laundry Room:	Not on File
Media Room:	Not on File
Mud Room:	Not on File
Office Room:	Not on File
Safe Room:	Not on File
Sitting Room:	Not on File
Storm Room:	Not on File
Study Room:	Not on File
Sunroom:	Not on File

Utility Room:

Not on File



Area

Building:

720

Building Definition Code:

Living Area

Gross:

Not on File

1st Floor:

Not on File

2nd Floor:

Not on File

Upper Floors:

Not on File

Lot Acres:

0.64 Acres

Lot SF:

27704.00

Lot Depth:

0.0

Lot Width:

138.8

Rooms Attic:

Not on File

Rooms Basement:

0

Rooms Basement Finished:

Not on File

Patio:

Not on File

Deck:

Not on File

Balcony:

Not on File



Parking

Garage:	Not on File
Garage Area:	Not on File
Carport:	0
RV Parking Flag:	Not on File
Space Count:	0
Driveway Area:	Not on File

Construction Details

Roof Material:	Not on File
Roof Construction:	Not on File
Structure Style:	Not on File
Exterior Code:	Not on File
Foundation:	PIER/POST & BEAM
Construction:	FRAME
Interior Structure:	Not on File
Plumbing Fixtures Count:	0
Safety Fire Sprinklers Flag:	Not on File

Property Features

Fireplace:	Not on File
Fireplace Count:	Not on File

Pool:	Not on File
Pool Area:	Not on File
Security Alarm Flag:	Not on File
Accessibility Elevator Flag:	Not on File
Accessibility Handicap Flag:	Not on File
Escalator Flag:	0
Central Vacuum Flag:	Not on File
Content Intercom Flag:	Not on File
Content Sound System Flag:	Not on File
Wet Bar Flag:	Not on File
Content Storm Shutter Flag:	Not on File
Content Overhead Door Flag:	Not on File
Porch Code:	Not on File
Porch Area:	Not on File
Deck Flag:	Not on File
Feature Balcony Flag:	Not on File
Breezeway Flag:	Not on File
Topography Code:	Not on File
Fence Area:	Not on File
Courtyard Flag:	Not on File
Arbor Pergola Flag:	Not on File
Golf Course Green Flag:	Not on File
Tennis Court Flag:	Not on File

Sports Court Flag:	Not on File
Arena Flag:	Not on File
Water Feature Flag:	Not on File
Pond Flag:	Not on File
Boat Lift Flag:	Not on File
Buildings Count:	Not on File
Bath House Flag:	Not on File
Boat Access Flag:	Indicates the presence of a Boat Access/Ramp
Boat House Flag:	Not on File
Cabin Area:	Not on File
Cabin Flag:	Not on File
Canopy Area:	Not on File
Canopy Flag:	Not on File
Gazebo Area:	Not on File
Gazebo Flag:	Not on File
Grainery Area:	Not on File
Grainery Flag:	Not on File
Green House Area:	Not on File
Green House Flag:	Not on File
Guest House Flag:	Not on File
Kennel Flag:	Not on File
Milk House Flag:	Not on File
Outdoor Kitchen Fireplace Flag:	Not on File

Pool House Flag:	Not on File
Poultry House Flag:	Not on File
Quonset Flag:	Not on File
Shed Code:	1
Silo Flag:	Not on File
Stable Flag:	Not on File
Storage Building Flag:	Not on File
Pole Structure Flag:	Not on File
Publication Date:	12/10/2025
Parcel Shell Record:	Not on File

Utilities / Green Energy Details

HVAC Cooling Detail:	NONE
HVAC Heating Detail:	BASEBOARD
HVAC Heating Fuel:	ELECTRIC
Utilities Sewage Usage:	Not on File
Utilities Water Source:	Not on File
Utilities Mobile Home Hookup Flag:	Not on File

Parcel

Raw:	48N04W117995
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Formatted:	Not on File
Year Added:	Not on File
Alternate:	Not on File
Map Book:	Not on File
Map Page:	Not on File
Year Change:	Not on File
Previous:	Not on File
Account Number:	140709

Legal

Description:	TAX #5644 & TAX #12519 1148N04W
Range:	Not on File
Township:	Not on File
Section:	Not on File
Quarter:	Not on File
Subdivision:	Not on File
Phase:	Not on File
Tract Number:	Not on File
Block 1:	Not on File
Block 2:	Not on File
Lot Number 1:	Not on File
Lot Number 2:	Not on File

Lot Number 3:

Not on File

Unit:

Not on File



Loans

- i** We could not locate any loan records. It's important to keep in mind that the lack of information or results in our reports may not always be entirely accurate, comprehensive, or current. Therefore, we kindly advise against solely relying on our findings and recommend conducting your own thorough research.



Residents

- i** We could not locate any resident records. It's important to keep in mind that the lack of information or results in our reports may not always be entirely accurate, comprehensive, or current. Therefore, we kindly advise against solely relying on our findings and recommend conducting your own thorough research.



Neighborhood



Harrison, Idaho Ratings



-   Public Schools
-   Health & Fitness
-   Nightlife
-   Commute
-   Access to Coffee Shops
-   Access to Parks
-   Crime & Safety
-   Good for Families
-   Good for Young Professionals
-   Jobs

-   Cost of Living
-   Outdoor Activities
-   Weather
-   Access to Bars
-   Access to Outdoor Activities
-   Access to Restaurants
-   Diversity
-   Good for Retirees
-   Housing
-   Walkability

Powered by **NICHE** 

Housing

 Median Home Value:
\$530,200

 Median Real Estate Tax:
0.47%

 Median Rent:
\$1,038

 Rent vs. Own:
92%

Commute Method

Drove Alone	56.46%
Worked at Home	34.62%
Carpooled	8.46%
Walked	0.46%
Bicycle	0%
Public Transportation	0%
Motorcycle	0%
Taxicab	0%
Other	0%

Commute Time (in Minutes)

30 - 34	33.41%
10 - 14	22.59%
Over 90	11.77%
20 - 24	10.12%
25 - 29	5.88%
5 - 9	4.47%
15 - 19	3.53%
40 - 44	3.29%
60 - 89	3.29%
45 - 59	0.94%
Under 5	0.71%
35 - 39	0%

Home Age Breakdown

1980 - 1999	31.40%
2000 - Present	31.03%
1960 - 1979	22.19%
1940 - 1959	11.00%
Before 1939	4.39%

Home Size Breakdown

2 Bedrooms	32.70%
4 Bedrooms	26.64%
3 Bedrooms	24.91%
1 Bedroom	8.65%
5 or More Bedrooms	5.19%
No Bedrooms	1.92%

Home Type Breakdowns

Single Family	87.64%
Mobile Home	5.75%
Small Apartment Building	3.89%
Large Apartment Building	2.72%
Townhouse	0%



Crime & Safety

Based on violent and property crime rates.



Jobs

Based on employment rates, job and business growth, and cost of living.



Median Household Income

\$90,268

National N/A

Population Age Breakdown

65 Plus	31.40%
55 - 64	27.79%
45 - 54	22.28%
10 - 17	6.86%
25 - 34	3.75%
Under 10	3.40%
35 - 44	3.40%
18 - 24	1.13%



Education Breakdown



High School	27.61%
Masters Degree	17.88%

Bachelor Degree	16.68%
Some College	11.41%
Professional Degree	10.14%
College Less	6.54%
Associate Degree	5.35%
Grade 9	2.39%
Below High School	1.04%
Grade 12	0.72%
Grade 7-8	0.24%
Nursery Grade 4	0%
Grade 5-6	0%
Grade 10	0%
Grade 11	0%
Doctorate	0%

Harrison Elementary School



13030 EAST O'GARA RD, HARRISON, ID 83833



Academics



Teachers



Diversity

Kootenai Junior/Senior High School



13030 EAST O'GARA RD, HARRISON, ID 83833



Academics



Teachers



Clubs & Activities



Sports



Resources & Facilities



Diversity



College Prep



Administration



Food



Diversity

Based on ethnic and economic diversity.



Population:

1,414



Unemployment Rate:

1.73%

Diversity Breakdown

White	89.60%
Hispanic	6.44%
Multiracial	3.89%
African-American	0.07%
Asian	0%
Native American	0%
Pacific Islander	0%
Other	0%

