

Property Address: 310 W Linden Ave
 Coeur D Alene ID 83814

Owner Information

Name: Good Life Investment Management LLC

Address: 212 W Ironwood Dr Ste D #312

City State ZIP: Coeur D Alene ID 83814

Assessor Information

Property ID #: C2250000002C

Tax ID #: 115333

Section: 50N04W11

Instrument: 1836497

TCA Code: 001000

Legal Description: COTMAN GARDEN TRACT, W2-TR 2
 1150N04W

Property Class: 541 - Imp res lot/tract in city

Neighborhood Code: 4027 NW BLVD/GVTWAY/IRONWOOD
 TRIANG

Acres: 0.42

Taxes: \$1,876.56 - 2024

Assessments

Description	Value
Total Market Value	\$613,320.00
Assessed Land Value	\$330,000.00
Assessed Improvement Value	\$283,320.00
Total Assessed Value	\$613,320.00
Exemption:	
Net Taxable Value (2025)	\$613,320.00

Value Details

Dwl	Ext	Type	Category	Value
0	R01	DETGA R	41H Res imp on 20	\$40,060.00
1	R01	DWELL	41H Res imp on 20	\$243,260.00

Land Information

Land Use / Land Use Standard: 541 - Imp res lot/tract in city / 1001 -
 Single Family Residential

Zoning: CDA-R-12 - Residential District

Sewer Available:

Waterfront:

Watershed: 1701030502 - Cedar Creek-Spokane
 River

Recreation:

Property Picture**Improvement Information**

Improvement Type:	DWELL
Year Built:	1916
Stories:	1.5
Heat:	Forced hot air-gas
Central Air:	No
Foundation:	Formed conc
Construction Type:	Wood frame w/sheathing
Finished Sq. Ft.	1,557 SqFt
Commercial Sq. Ft.	

Improvements by Floor

Dwl	Ext	Flr	BR	Full Bath	Half Bath	LR	DR	GR	Kit	Den	Oth	Base Area	Fin. Area
1	R01	1.0	1	1	1	1	1	0	1	0	0	1,056	1,056
1	R01	1.5	2	1	0	0	0	0	0	0	0	501	501



Building Detail | Public Access

Home Assessor Treasurer

ASSESSOR ▶ PROPERTY SEARCH ▶ DETAIL ▶ BUILDING DETAIL

Return

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length	Width	Area	Area Units
R01	D	DWELL	Dwelling	1916	0	0.00	1,557	Fin SF
R01	01	DETGAR	Residential Detached Garage	1980	28	40.00	1,120	SF

Dwelling Attributes

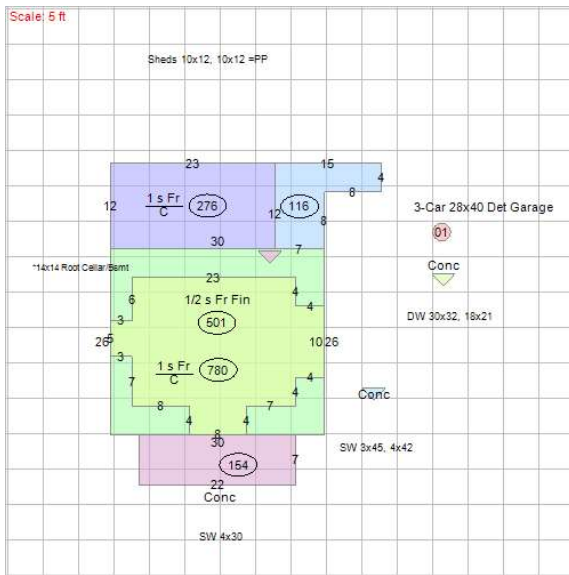
Floor	Attribute	Detail
-	Type	22 Avg 1.5 Story <1989
-	Occupancy	Single family
-	Roof Structure	Hip
-	Roof Cover	Enamel steel
-	Heating	Forced hot air-gas
-	A/C	None
-	Stories	1.5
-	Bedrooms	3
-	Bathrooms	2
-	Bathrooms (Half)	1

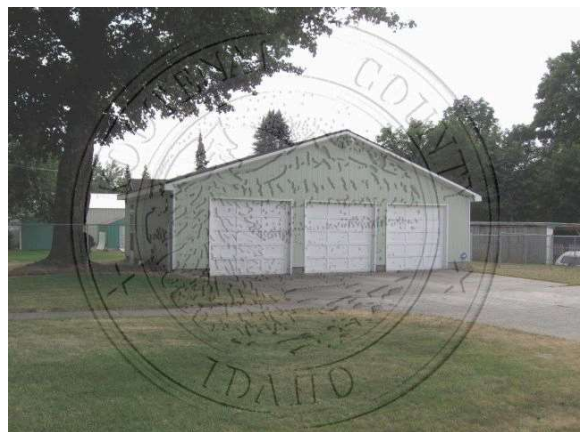
Exterior Features

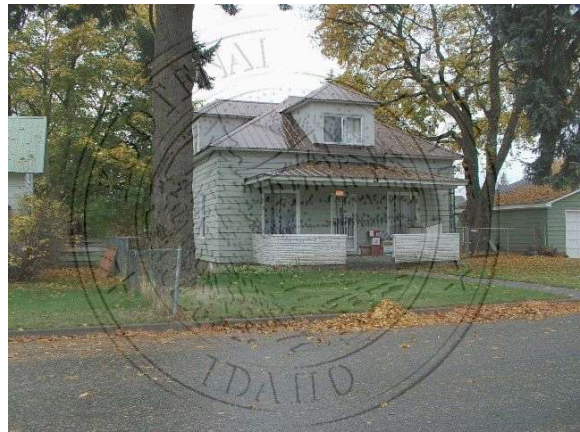
Code	Description	Area sq. ft.	Construction
CONCP	Concrete patio	120	Wood frame w/sheathing
CONCP	Concrete patio	303	Wood frame w/sheathing
CONCP	Concrete patio		Wood frame w/sheathing
OMP-R		154	Wood frame w/sheathing
WDDK-R		116	Wood frame w/sheathing

Floor Information

Floor Key	Construction Type Desc	Living Rm	Dining Rm	Great Rm	Kitchen	Den	Bedroom	Full Bath	Half Bath	Other Rms	Base Area	Finish Area
1.0	Wood frame w/sheathing	1	1	0	1	0	1	1	1	0	1056	1056
1.5	Wood frame w/sheathing	0	0	0	0	0	2	1	0	0	501	501
		1	1	0	1	0	3	2	1	0	1557	1557







General Information

Owner: Good Life Investment Management Llc	Parcel ID (PIN): C2250000002C
Mailing Address: 212 W Ironwood Dr Ste D #312 Coeur D Alene Id 83814	Alternate ID (AIN): 115333
Property Address: 310 W Linden Ave	Property Class: 541- Imp Res In-city
Neighborhood: 4027 Nw Blvd/Gvtway/Ironwood Triang	Deeded Acres: 0.4190
District (TCA): 001000	
Last updated: 11/13/2025 01:54:04 AM	

Legal Descriptions

Description
COTMAN GARDEN TRACT, W2-TR 2
Section 11 Township 50N Range 04W

Net Taxable Value

Tax Year	Value
2025	\$613,320.00
2024	\$488,550.00
2023	\$427,882.00
2022	\$464,260.00
2021	\$219,754.00
2020	\$166,028.00

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	Assessment Update	\$330,000.00	\$283,320.00	\$613,320.00
2025	Assessment Update	\$330,000.00	\$283,320.00	\$613,320.00
2024	Assessment Update	\$315,000.00	\$173,550.00	\$488,550.00
2023	Assessment Update	\$353,400.00	\$199,482.00	\$552,882.00
2022	Assessment Update	\$380,000.00	\$209,260.00	\$589,260.00

◀◀12345▶▶

5 items per page

1 - 5 of 23 items

Exemption History

Effective Year	Exemption Type	Percent	Total Value	Exemption Value	Net Taxable Value
No modifier data is available for this record.					

Land Details

Land Type	Acres	Total Value
Homesite	0.42	\$330,000

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	1916	n/a	n/a	1557	Fin SF
R01	01	DETGAR	Residential Detached Garage	1980	28.00	40.00	1120	SF

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
No additional commercial improvements data present.			

 Permits

Filing Date	Sq Ft	Permit Description
7/16/25	0	Roof/Siding/Wind/Mech Permit

 Sales History

Document Number	Date	Owner	Grantee	Type
2963770	3/22/24	Christiansen Shannon H	Good Life Investment Management Llc	Single Parcel Transfer
2948172	9/14/23	Steeley George Etux Trustees	Christiansen Shannon H	Single Parcel Transfer



Taxing District Charges

PIN: C2250000002C	AIN: 115333	Tax Roll: Real Property
Owner: GOOD LIFE INVESTMENT MANAGEMENT LLC	TAG: 001000	
For Tax Year: 2024	Bill Number: 233687	Tax Bill ID: 4368106
Net Tax: \$2,852.82		

For questions regarding your property value or exemptions, please call the Assessor's Office at 208-446-1500. Contact the applicable taxing district with inquiries about levy rates.

▲ Authority : 1-KOOTENAI CO

Fund	Exemption	Taxable Value	Rate	State Credit	HOE Savings	Net Tax
Airport	\$0.00	\$488,550.00	0.000000000	\$0.00	\$0.00	\$0.00
County Fair	\$0.00	\$488,550.00	0.000000000	\$0.00	\$0.00	\$0.00
Current Expense	\$0.00	\$488,550.00	0.000197086	\$0.00	\$0.00	\$96.29
District Court	\$0.00	\$488,550.00	0.000168556	\$0.00	\$0.00	\$82.35
Health Unit	\$0.00	\$488,550.00	0.000035021	\$0.00	\$0.00	\$17.11
Historical Society	\$0.00	\$488,550.00	0.000000203	\$0.00	\$0.00	\$0.10
Indigent	\$0.00	\$488,550.00	0.000000000	\$0.00	\$0.00	\$0.00
Justice Fund	\$0.00	\$488,550.00	0.000783868	\$0.00	\$0.00	\$382.96
Liability Insurance	\$0.00	\$488,550.00	0.000026019	\$0.00	\$0.00	\$12.71
Noxious Weeds	\$0.00	\$488,550.00	0.000008815	\$0.00	\$0.00	\$4.31
Parks & Rec	\$0.00	\$488,550.00	0.000013279	\$0.00	\$0.00	\$6.49
Revaluation	\$0.00	\$488,550.00	0.000089601	\$0.00	\$0.00	\$43.77
				State Credit	HOE Savings	Net Tax
				\$0.00	\$0.00	\$646.09

▼ Authority : 202-CITY CDA

				State Credit	HOE Savings	Net Tax
				\$0.00	\$0.00	\$1,171.44

▼ Authority : 202B-BOND CDA PS

				State Credit	HOE Savings	Net Tax
				\$0.00	\$0.00	\$35.41

▼ Authority : 229-WORLEY HIGHWAY #4-CDA

				State Credit	HOE Savings	Net Tax
				\$0.00	\$0.00	\$269.35

▼ Authority : 230-SCHOOL DIST #271-BOND

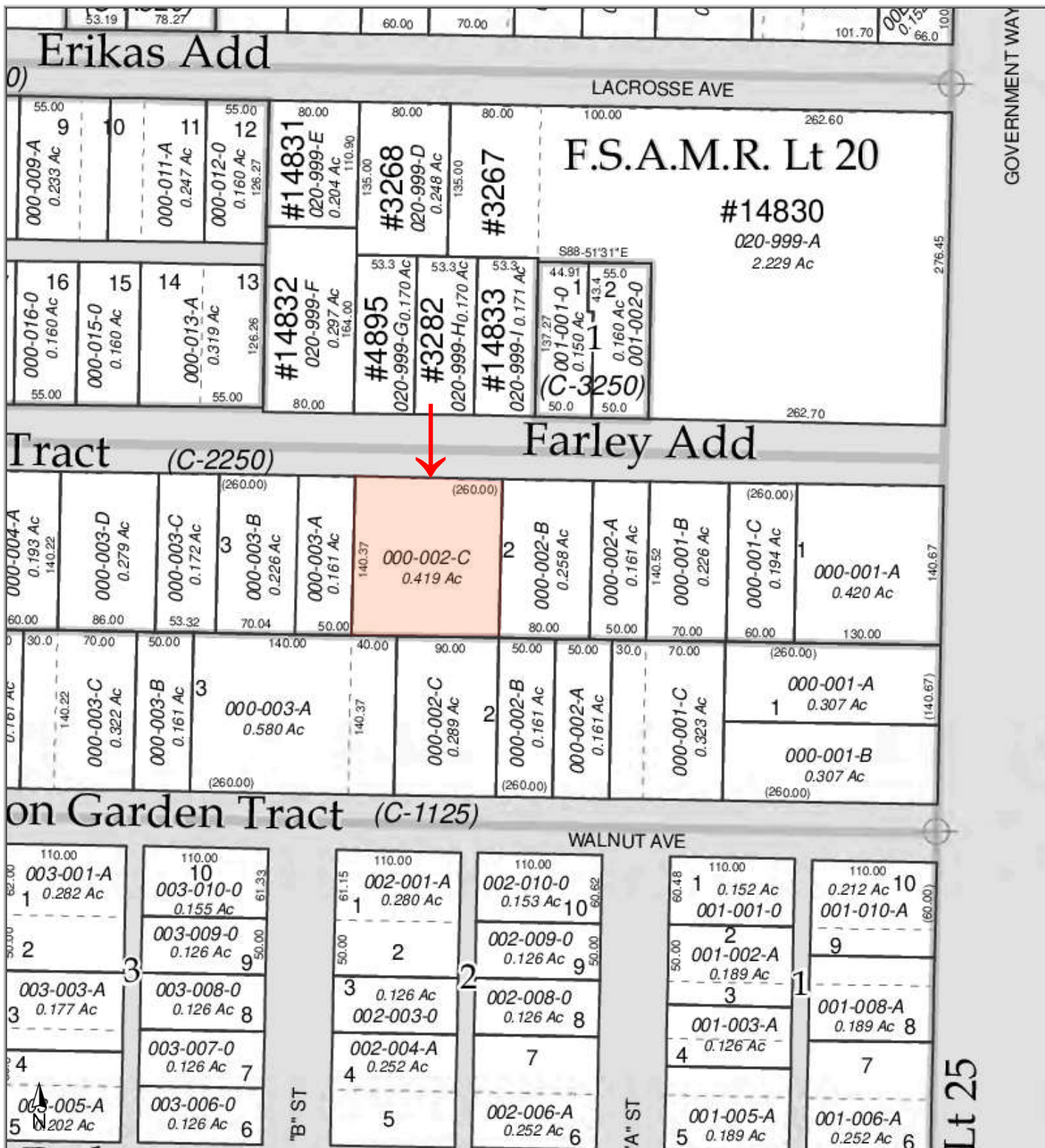
				State Credit	HOE Savings	Net Tax
				\$0.00	\$0.00	\$0.00

▼ Authority : 230-SCHOOL DIST #271-OTHER

				State Credit	HOE Savings	Net Tax
				\$0.00	\$0.00	\$3.95

▼ Authority : 230-SCHOOL DIST #271-SUPP

				State Credit	HOE Savings	Net Tax
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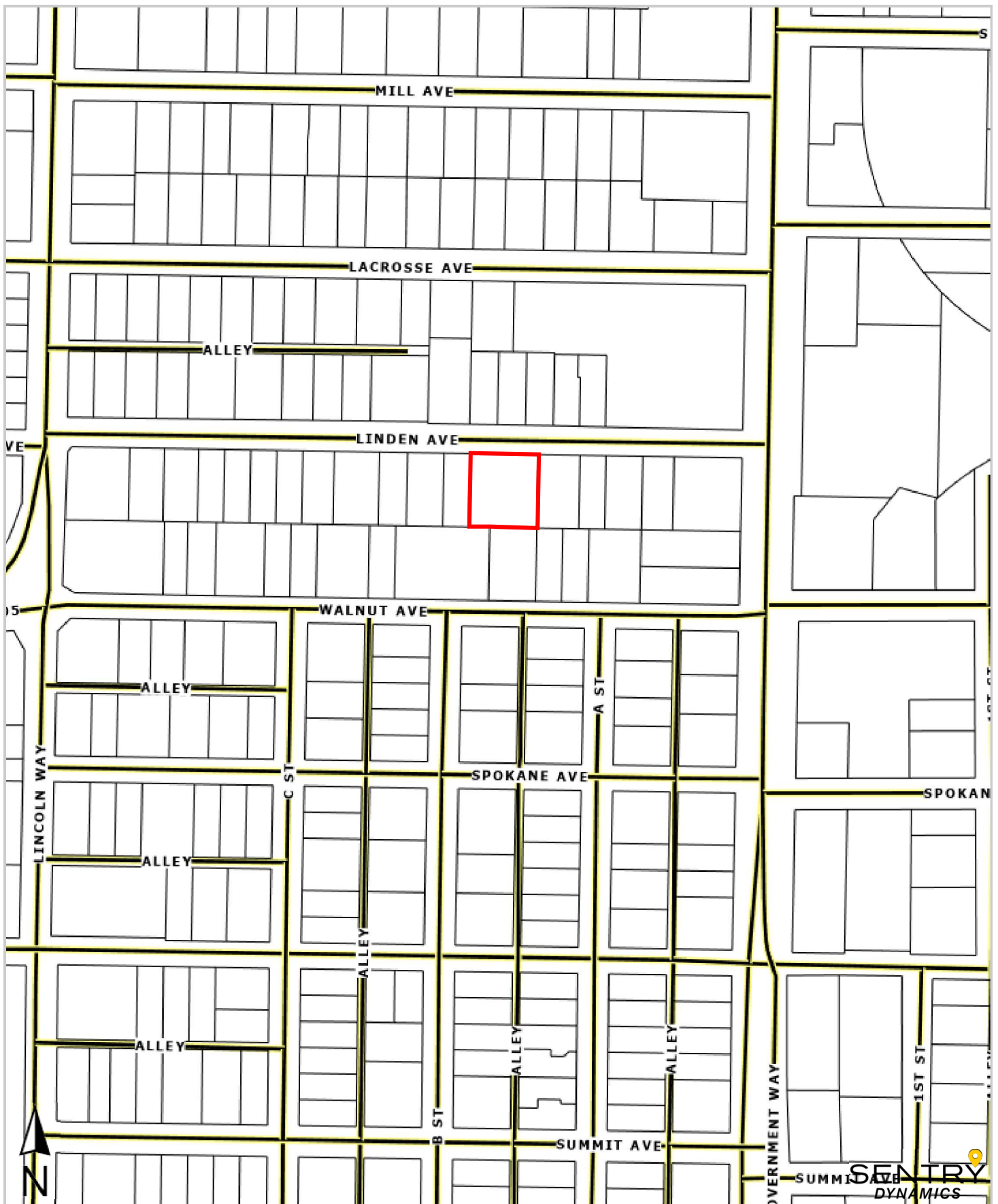
Pioneer Title Co.
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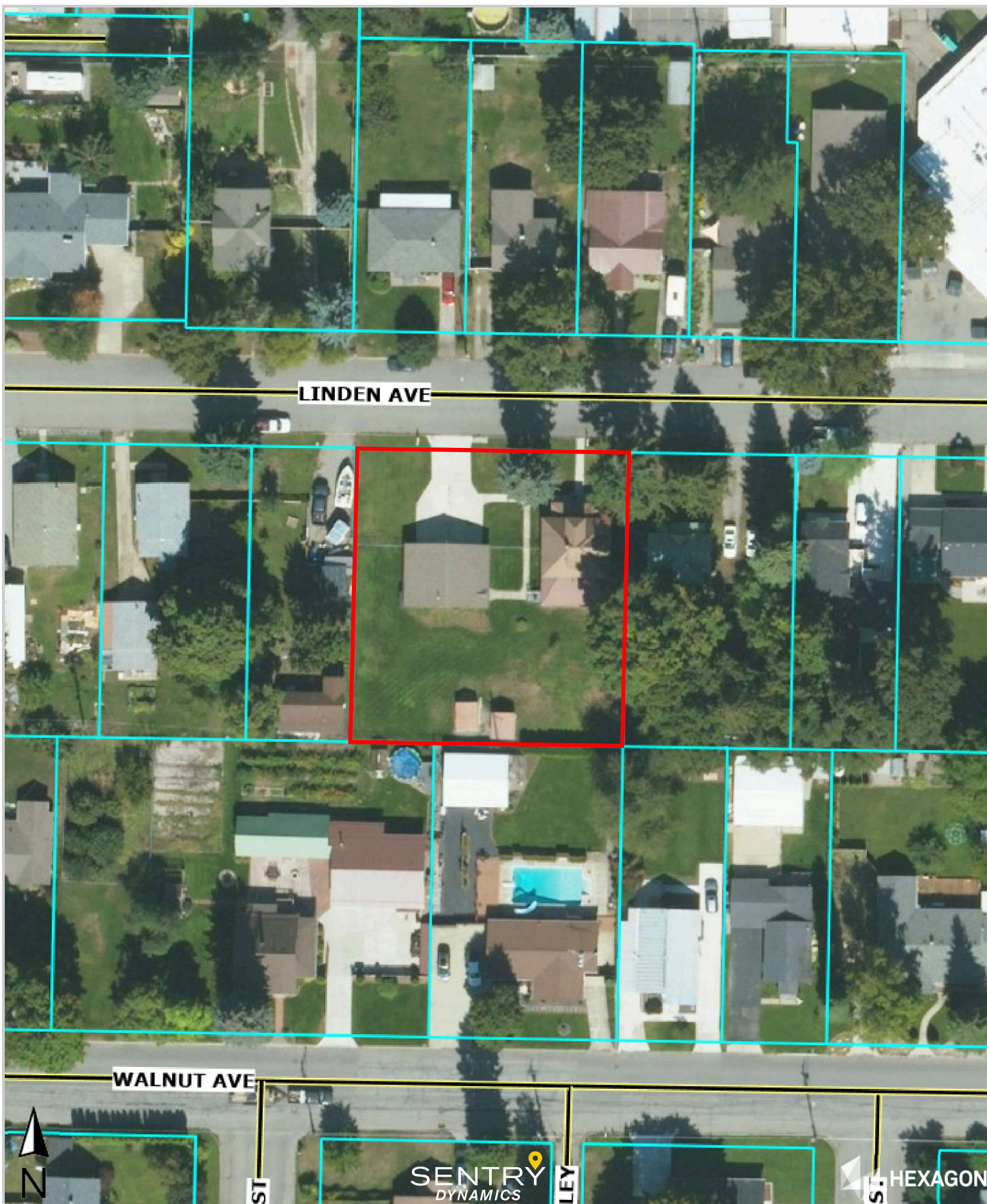
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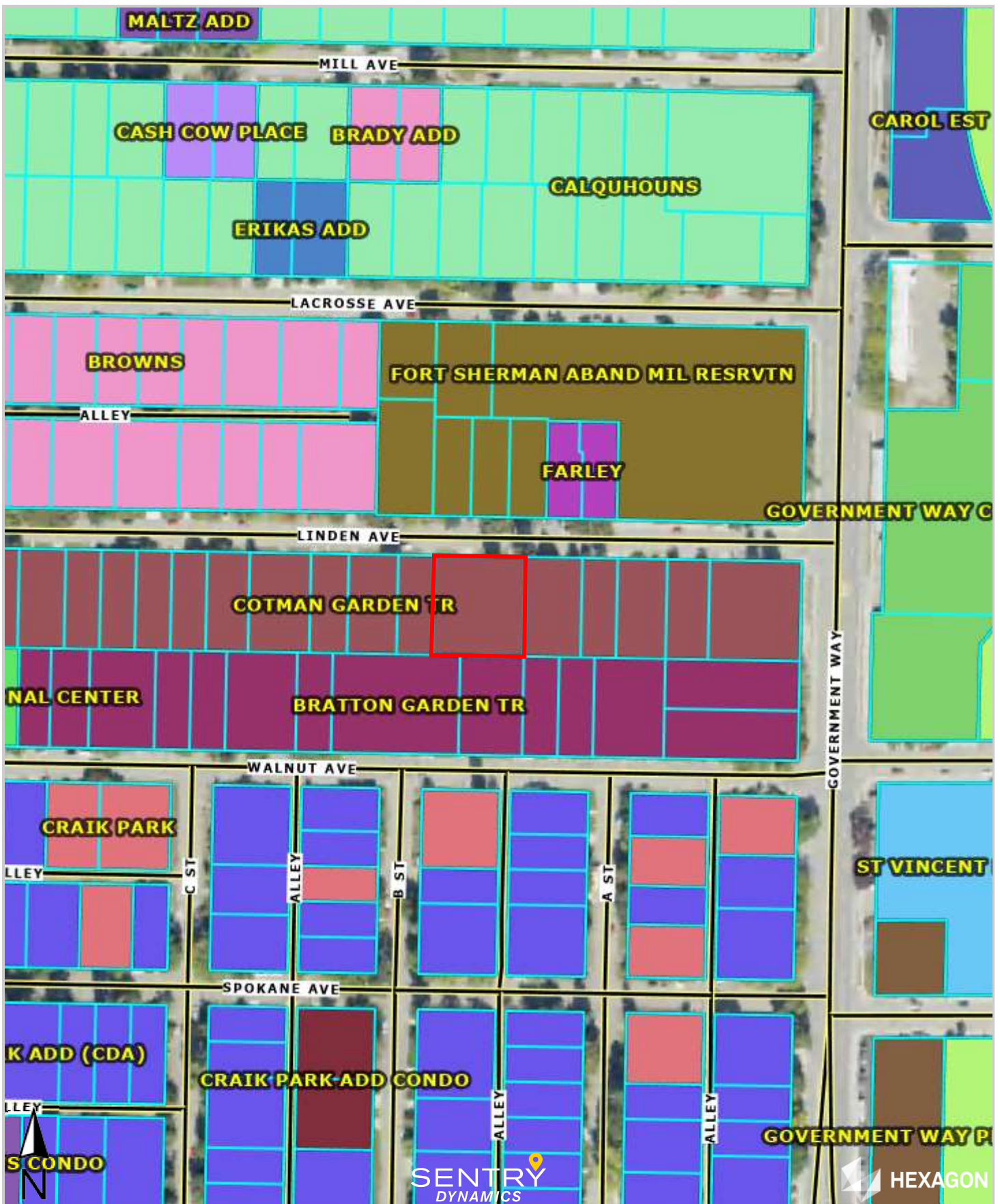
Tax Account #: 115333

310 W Linden Ave, Coeur D Alene ID 83814

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ACCOMMODATION RECORDING

Pioneer Title Company has
not examined this document,
and assumes no liability as
to its validity and its effects
upon the title.

JENNIFER LOCKE 1 P 2963770000
KOOTENAI COUNTY RECORDER
EDK 3/22/2024 2:49 PM
REQ OF PIONEER TITLE KOOTENAI
COUNTY
RECORDING FEE: \$15.00 DD
Electronically Recorded

QUITCLAIM DEED

For Value Received

Shannon H. Christiansen, a single woman, Grantor

do hereby convey, release, remise and forever quit claim unto

Good Life Investment Management, LLC, a Washington Limited Liability Company, Grantee
whose address is 212 W. Ironwood Drive Suite D #312, Coeur d' Alene, ID 83814

the following described premises, to-wit:

The West half of Tract 2 Cotman Garden Tracts, according to the plat recorded in the office of
the County Recorder in Book B of Plats at Page 103, records of Kootenai County, Idaho.

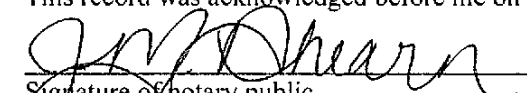
together with their appurtenances.

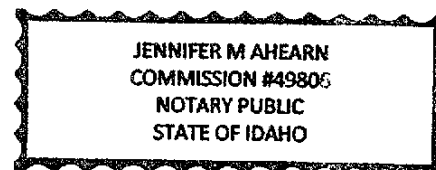
Dated: March 22, 2024


Shannon H. Christiansen

State of Idaho, County of Kootenai

This record was acknowledged before me on March 22, 2024 by Shannon H. Christiansen.


Signature of notary public
Commission Expires: 01/30/2026





Demographics Report

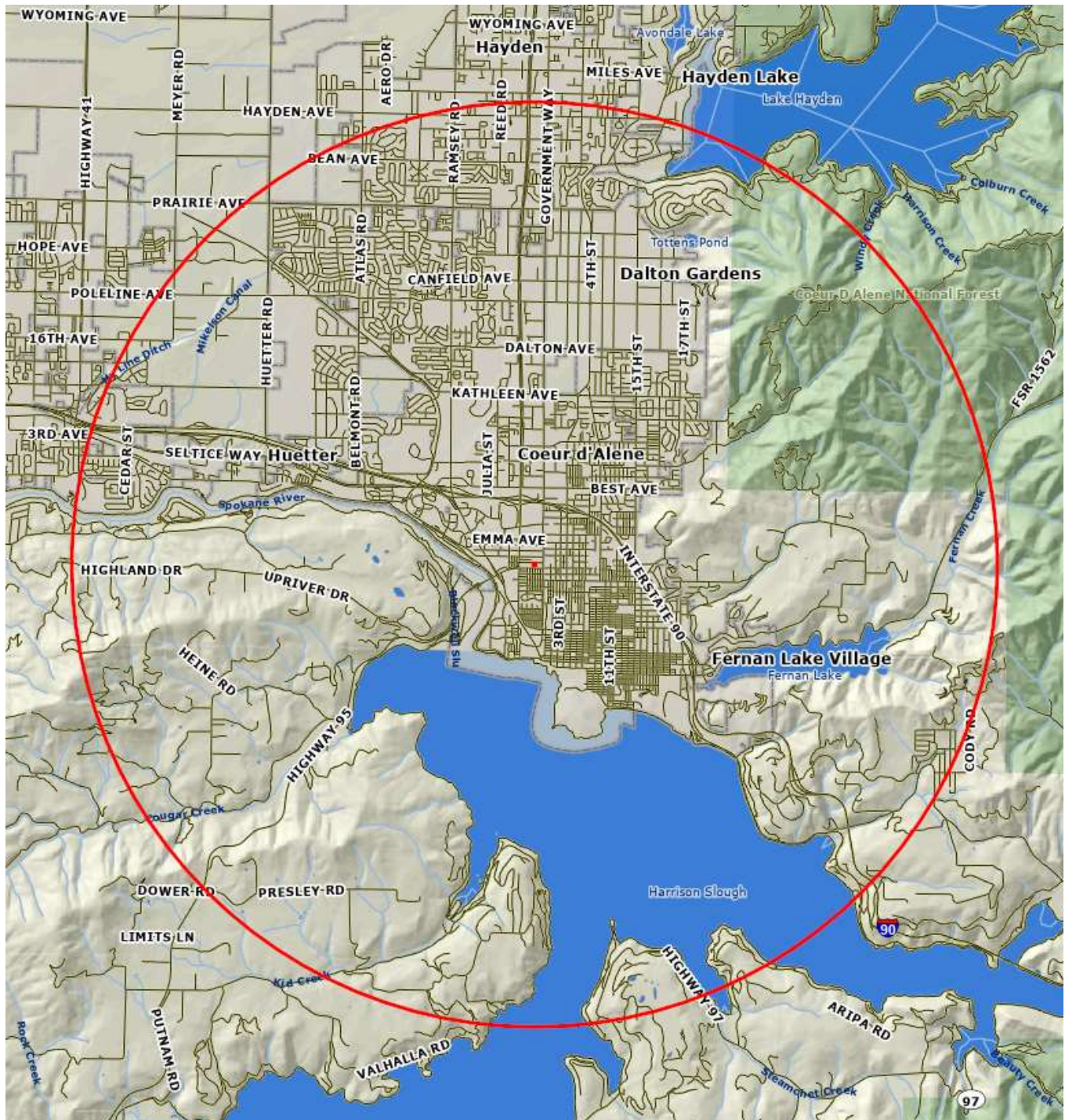
Kootenai County ID

Subject Parcel

Site Address 310 W Linden Ave
Coeur D Alene ID 83814
Parcel # C2250000002C

Report Details

Query Distance From Parcel 5 miles
Census Blocks In Query 1527





Subject Parcel

Site Address 310 W Linden Ave
Coeur D Alene ID 83814
Parcel # C2250000002C

Report Details

Query Distance From Parcel 5 miles
Census Blocks In Query 1527

Population

Population 78433
Urban 72106
Rural 6327

Gender

	%	Total
Male	49.1	38496
Female	50.9	39937

Households

Total Households 3200
9
1 - person household - male 1571
1 - person household - female 3221
Family households, married 1584
1
Family households, unmarried 2230
Family households, w/ children under 18 yrs 1651
2

Housing

	Total
Total Housing Units	34472
Vacant	2463
Owner Occupied	31435
Renter Occupied	574

Age Distribution

	Under 10	10-19	20-29	30-49	50-64	65-79	80+	Median Age
Female	4406	4641	4515	9381	7585	6985	2424	37
Male	4695	5073	4651	9501	6989	5882	1705	36
Total	9101	9714	9166	18882	14574	12867	4129	38
%	11.6	12.4	11.7	24.1	18.6	16.4	5.3	



School Report

Kootenai County

Subject Parcel

Site Address 310 W Linden Ave
Coeur D Alene ID 83814

Parcel C2250000002C

School District 271 Coeur d'Alene

Assigned Primary School Winton Elementary School

Assigned Middle School Lakes Magnet School

Assigned High School Coeur d'Alene High School

Report Detail

Query Distance From Parcel 1 miles

Schools In Query 11

Primary School

Winton Elementary School

Lake City Academy

Bryan Elementary School

Borah Elementary School

Little Folks

Discovery Christian
Dayschool

Middle School

Innercept

Lakes Magnet School

High School

Venture Academy

Kootenai Bridge Academy

Coeur D'alene High
School

Other School

Lake City Academy

Venture Academy

Kootenai Bridge Academy

Innercept

Little Folks

Discovery Christian
Dayschool

School Map



School #1

School District	COEUR D'ALENE DISTRICT	Dist From Subject	0.40 miles
School	Winton Elementary School	Site Address	920 La Crosse Avenue
City	Coeur d'Alene	Zip	83814
Type	1-Regular school	Students	375
Charter	No	Magnet	No
Title 1 Elig	1-Yes	Title 1	5-Title I schoolwide school
Free/Reduced Lunch	197	FTE Teachers Count	26.00
Student/Teacher Ratio	14.42	Grade Levels	Prekindergarten - 5th Grade
Male	198	Female	177

School #2

School District		Dist From Subject	0.43 miles
School	Lake City Academy	Site Address	125 E Locust Ave
City	Coeur D Alene	Zip	83814
Type		Students	149
Charter		Magnet	
Title 1 Elig		Title 1	
Free/Reduced Lunch		FTE Teachers Count	
Student/Teacher Ratio		Grade Levels	-
Male		Female	

School #3

School District	COEUR D'ALENE DISTRICT	Dist From Subject	0.62 miles
School	Venture Academy	Site Address	1619 North 9th
City	Coeur d'Alene	Zip	83814
Type	4-Alternative Education School	Students	287
Charter	No	Magnet	No
Title 1 Elig	1-Yes	Title 1	5-Title I schoolwide school
Free/Reduced Lunch	125	FTE Teachers Count	20.00
Student/Teacher Ratio	14.35	Grade Levels	6th Grade - 12th Grade
Male	140	Female	147

School #4

School District	COEUR D'ALENE DISTRICT	Dist From Subject	0.64 miles
School	Bryan Elementary School	Site Address	802 Harrison Avenue
City	Coeur d'Alene	Zip	83814
Type	1-Regular school	Students	266
Charter	No	Magnet	No
Title 1 Elig	1-Yes	Title 1	5-Title I schoolwide school
Free/Reduced Lunch	127	FTE Teachers Count	18.20
Student/Teacher Ratio	14.62	Grade Levels	Prekindergarten - 5th Grade
Male	143	Female	123

School #5

School District	THE KOOTENAI BRIDGE ACADEMY INC.	Dist From Subject	0.70 miles
School	Kootenai Bridge Academy	Site Address	637 North Park Drive
City	Coeur d'Alene	Zip	83814
Type	4-Alternative Education School	Students	342
Charter	Yes	Magnet	No
Title 1 Elig	2-No	Title 1	6-Not a Title I school
Free/Reduced Lunch		FTE Teachers Count	5.50
Student/Teacher Ratio	62.18	Grade Levels	9th Grade - 12th Grade
Male	176	Female	166

School #6

School District		Dist From Subject	0.84 miles
School	Innercept	Site Address	1115 W Ironwood Dr Ste A
City	Coeur D Alene	Zip	83814
Type	4-Special Education	Students	10
Charter		Magnet	
Title 1 Elig		Title 1	
Free/Reduced Lunch		FTE Teachers Count	
Student/Teacher Ratio		Grade Levels	9th grade - 12th grade
Male		Female	

School #7

School District	COEUR D'ALENE DISTRICT	Dist From Subject	0.85 miles
School	Borah Elementary School	Site Address	632 Borah Avenue
City	Coeur d'Alene	Zip	83814
Type	1-Regular school	Students	306
Charter	No	Magnet	No
Title 1 Elig	1-Yes	Title 1	5-Title I schoolwide school
Free/Reduced Lunch	158	FTE Teachers Count	18.81
Student/Teacher Ratio	16.27	Grade Levels	Kindergarten - 5th Grade
Male	176	Female	130

School #8

School District		Dist From Subject	0.88 miles
School	Little Folks	Site Address	1165 W Ironwood Dr
City	Coeur D Alene	Zip	83814
Type	6-Alternative/other	Students	93
Charter		Magnet	
Title 1 Elig		Title 1	
Free/Reduced Lunch		FTE Teachers Count	
Student/Teacher Ratio		Grade Levels	Prekindergarten - Kindergarten
Male		Female	

School #9

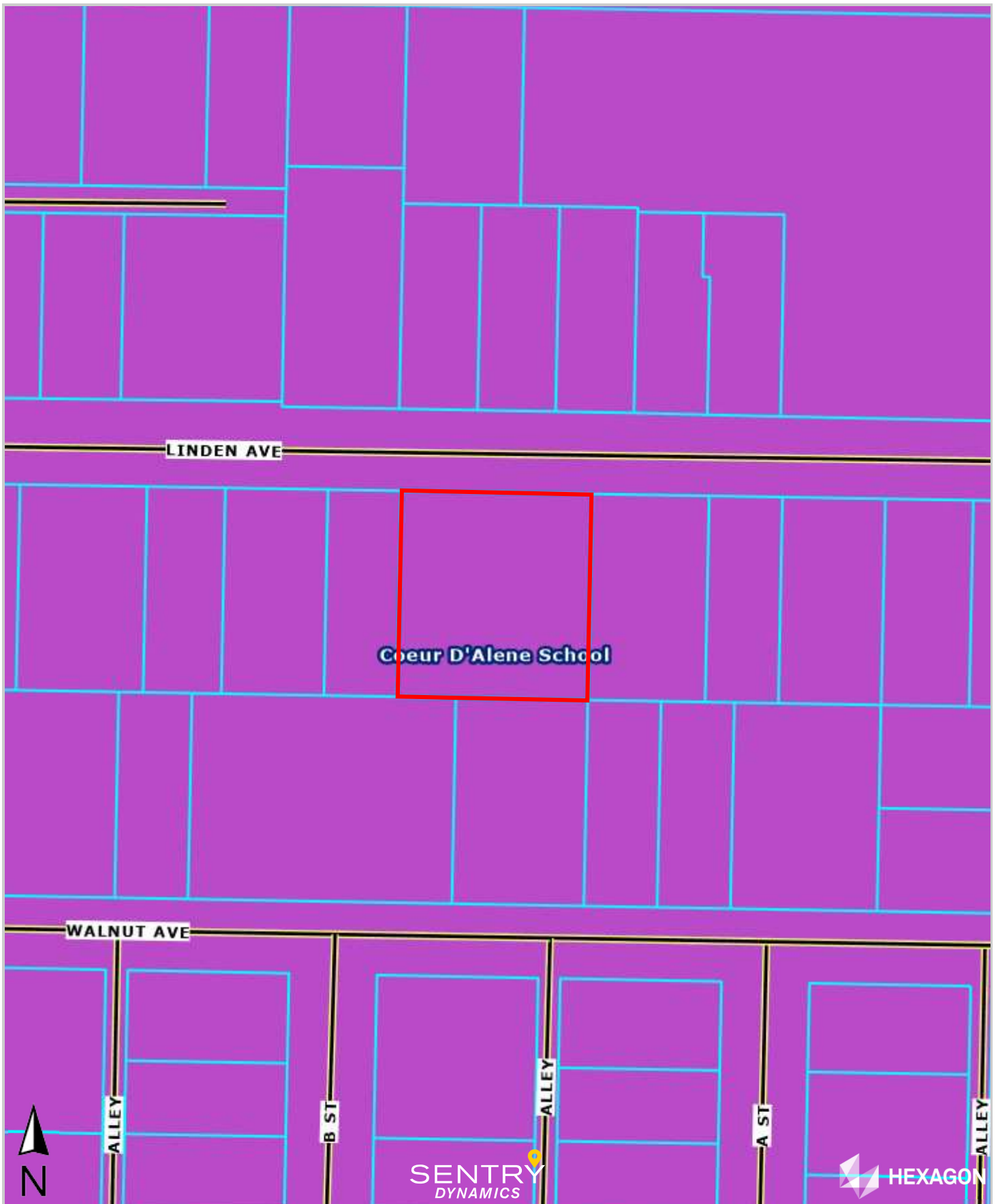
School District		Dist From Subject	0.91 miles
School	Discovery Christian Dayschool	Site Address	108 E Indiana Ave
City	Coeur D Alene	Zip	83814
Type	7-Early Childhood Program/child care center	Students	57
Charter		Magnet	
Title 1 Elig		Title 1	
Free/Reduced Lunch		FTE Teachers Count	
Student/Teacher Ratio		Grade Levels	Prekindergarten - Kindergarten
Male		Female	

School #10

School District	COEUR D'ALENE DISTRICT	Dist From Subject	1.12 miles
School	Lakes Magnet School	Site Address	930 North 15th Street
City	Coeur d'Alene	Zip	83814
Type	1-Regular school	Students	582
Charter	No	Magnet	Yes
Title 1 Elig	1-Yes	Title 1	4-Title I schoolwide eligible school-No program
Free/Reduced Lunch	230	FTE Teachers Count	35.00
Student/Teacher Ratio	16.63	Grade Levels	6th Grade - 8th Grade
Male	298	Female	284

School #11

School District	COEUR D'ALENE DISTRICT	Dist From Subject	2.29 miles
School	Coeur d'Alene High School	Site Address	North 5530 4th Street
City	Coeur d'Alene	Zip	83815
Type	1-Regular school	Students	1477
Charter	No	Magnet	No
Title 1 Elig	2-No	Title 1	6-Not a Title I school
Free/Reduced Lunch	214	FTE Teachers Count	76.43
Student/Teacher Ratio	19.32	Grade Levels	9th Grade - 12th Grade
Male	791	Female	686



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GOING BEYOND

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GOING BEYOND



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