

Single Family Residence **RESIDENTIAL**

# 17529 RIVER RANCH RD

GRASS VALLEY, CA 95949

**\$477,713** TopHap Estimate · \$272 / ft² · confidence 74 · as of Jul 14, 2026

**3**  
BEDS

**2**  
BATHS

**1,756 ft²**  
LIVING AREA

**7.5 ac**  
LOT SIZE

**1991**  
YEAR BUILT

**1**  
STORIES

**3**  
ROOMS

**1**  
PARKING

## VALUATION

**\$478K**

\$354K low

\$601K high

Est. Owner Equity

**\$317,713**

Loan-to-Value

**34%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$2,318 (2025)</b> |
| Assessed Value        | <b>\$208,978</b>      |
| Previous Assessed     | <b>\$204,881</b>      |
| Assessor Market Value | <b>\$398,700</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | NEVADA                  |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 150 ft²

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Cottage Hill Elementary School | Elementary | KG–5   | 3.9 mi   |
| Magnolia Intermediate School   | Middle     | 6–8    | 3.9 mi   |
| Bear River High School         | High       | 9–12   | 4.4 mi   |

District: Pleasant Ridge Union Elementary School District

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 95949

|                   |                     |                      |                         |                  |                 |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|
| 76<br>CRIME INDEX | 85<br>AIR POLLUTION | 22,705<br>POPULATION | \$91K<br>MEDIAN IN-COME | 59°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

**OWNERSHIP**

Occupancy

**Owner occupied**