

Single Family Residence **RESIDENTIAL**

17954 RIVER RANCH RD

GRASS VALLEY, CA 95949

\$856,067 TopHap Estimate · \$297 / ft² · confidence 97 · as of Jul 14, 2026

4
BEDS

4.5
BATHS

2,880 ft²
LIVING AREA

12.01 ac
LOT SIZE

1977
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$856K

\$827K low

\$885K high

Last Sale

\$835,000 · Jul 29, 2022

Est. Owner Equity

\$856,067

TAX & ASSESSMENT

Property Tax	\$8,726 (2025)
Assessed Value	\$833,900
Previous Assessed	\$817,632
Assessor Market Value	\$804,330

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	NEVADA
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

Patio · 250 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 21, 2025	Financing	Intrafamily Transfer			
Jul 18, 2022	Resale	Grant Deed	\$835,000	\$290	
Aug 13, 2019	Quitclaim	Quit Claim Transfer			\$412K
Feb 28, 2005	Resale	Grant Deed	\$396,000	\$138	\$317K
Mar 4, 2005	Recorded document	Grant Deed			
Oct 5, 2000	Quitclaim	Quit Claim Transfer			\$72K
Nov 3, 1998	Resale	Trustees Deed	\$197,000	\$68	\$187K
Nov 3, 1998	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cottage Hill Elementary School	Elementary	KG–5	3.6 mi
Magnolia Intermediate School	Middle	6–8	3.7 mi
Bear River High School	High	9–12	4.2 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 CRIME INDEX	85 AIR POLLUTION	22,705 POPULATION	\$91K MEDIAN IN-COME	59°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------