

Single Family Residence **RESIDENTIAL**

10246 RANCH RD

ROUGH AND READY, CA 95975

\$699,256 TopHap Estimate · \$196 / ft² · confidence 97 · as of Jul 14, 2026

4
BEDS

3
BATHS

3,569 ft²
LIVING AREA

9.73 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

4
ROOMS

2
PARKING

VALUATION

\$699K

\$679K low

\$720K high

Last Sale

\$700,000 · May 6, 2026

Est. Owner Equity

\$424,756

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax

\$5,430 (2025)

Assessed Value

\$499,384

Previous Assessed

\$489,593

Assessor Market Value

\$908,280

PROPERTY FACTS

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

Patio · 437 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 28, 2026	Resale	Grant Deed	\$700,000	\$196	\$275K
Feb 13, 2002	Quitclaim	Quit Claim Transfer			
Nov 2, 1998	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Nevada Union High School	High	9–12	4.2 mi

District: Nevada Joint Union High 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 95975

115 CRIME INDEX	89 AIR POLLUTION	1,885 POPULATION	\$55K MEDIAN IN-COME	59°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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