

Mobile Home

RESIDENTIAL

18644 RIVER RANCH RD

GRASS VALLEY, CA 95949



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2

BEDS

2

BATHS

1,488 ft<sup>2</sup>

LIVING AREA

4.37 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

Last Sale

\$244,000 · Nov 10, 2025

TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,507 (2025) |
| Assessed Value    | \$244,000      |
| Previous Assessed | \$222,972      |

PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Mobile Home     |
| Style         | Traditional/Old |
| County        | NEVADA          |
| Heating       | Central         |
| Cooling       | Central         |
| Fireplace     | Yes             |
| Pool          | No              |

Patio · 1,488 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Oct 30, 2025 | Resale            | Grant Deed           | \$244,000 | \$164              |        |
| Apr 21, 2023 | Financing         | Intrafamily Transfer |           |                    | \$202K |
| May 4, 2022  | Resale            | Grant Deed           | \$232,500 | \$156              | \$188K |
| May 5, 2022  | Financing         | Intrafamily Transfer |           |                    |        |
| Jun 2, 2021  | Financing         | Intrafamily Transfer |           |                    |        |
| Jun 1, 2021  | Resale            | Grant Deed           | \$105,000 | \$71               | \$105K |
| Feb 22, 2007 | Recorded document | Grant Deed           |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Cottage Hill Elementary School | Elementary | KG–5   | 4.0 mi   |
| Magnolia Intermediate School   | Middle     | 6–8    | 4.1 mi   |
| Bear River High School         | High       | 9–12   | 4.6 mi   |

District: Pleasant Ridge Union Elementary School District



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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

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

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

**OWNERSHIP**

Occupancy

**Absentee owner**