

Single Family Residence **RESIDENTIAL**

17471 RIVER RANCH RD

GRASS VALLEY, CA 95949

\$611,197 TopHap Estimate · \$311 / ft² · confidence 87 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,964 ft²
LIVING AREA

10 ac
LOT SIZE

1986
YEAR BUILT

1
STORIES

2
ROOMS

2
PARKING

VALUATION

\$611K

\$533K low

\$689K high

Last Sale

\$435,000 · Aug 30, 2010

Est. Owner Equity

\$361,197

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax

\$6,003 (2025)

Assessed Value

\$568,447

Previous Assessed

\$557,302

Assessor Market Value

\$662,580

PROPERTY FACTS

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

Patio · 1,964 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 19, 2010	Resale	Grant Deed	\$435,000	\$221	
Dec 21, 2009	Quitclaim	Quit Claim Transfer			
Dec 21, 2009	Recorded document	Affidavit Of Death			
Feb 16, 1994	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	4.0 mi
Bear River High School	High	9–12	4.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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