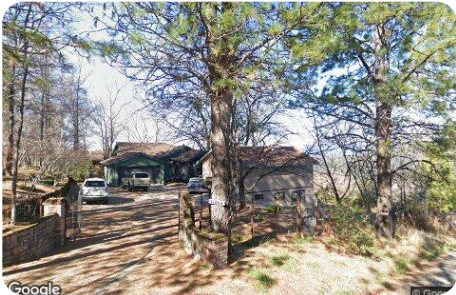


Multi-Family Dwellings (Generic, Any Combination)

RESIDENTIAL

11804 ROUGH AND READY RD

ROUGH AND READY, CA 95975



2

BEDS

2.5

BATHS

2,360 ft<sup>2</sup>

LIVING AREA

5 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

2

ROOMS

3

PARKING

VALUATION

Last Sale

\$600,000 · Feb 1, 2019

TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,596 (2025) |
| Assessed Value    | \$698,298      |
| Previous Assessed | \$684,607      |

## PROPERTY FACTS

|               |                                                   |
|---------------|---------------------------------------------------|
| Property Type | Multi-Family Dwellings (Generic, Any Combination) |
| Style         | Traditional/Old                                   |
| County        | NEVADA                                            |
| Heating       | Central                                           |
| Cooling       | Central                                           |
| Fireplace     | Yes                                               |
| Garage        | Garage, Detached                                  |
| Pool          | No                                                |

Patio · 2,360 ft²

Guest house

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Jun 12, 2026 | Financing         | Grant Deed           |           |        | \$512K |
| Aug 23, 2023 | Financing         | Intrafamily Transfer |           |        | \$430K |
| Jan 31, 2019 | Resale            | Grant Deed           | \$600,000 | \$254  | \$480K |
| Mar 16, 2015 | Recorded document | Grant Deed           |           |        |        |
| Jul 23, 2002 | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Apr 12, 1994 | Quitclaim         | Quit Claim Transfer  |           |        | \$35K  |
| Nov 13, 1990 | Recorded document | Grant Deed           |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL | GRADES | DISTANCE |
|--------------------------|-------|--------|----------|
| Nevada Union High School | High  | 9–12   | 6.2 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>115</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>1,885</b><br>POPULATION | <b>\$55K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|