

Single Family Residence **RESIDENTIAL**

# 12671 ROUGH AND READY RD

ROUGH AND READY, CA 95975

**\$485,975** TopHap Estimate · \$389 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

**3**  
BEDS

**2**  
BATHS

**1,250 ft<sup>2</sup>**  
LIVING AREA

**1.16 ac**  
LOT SIZE

**1970**  
YEAR BUILT

**1**  
STORIES

**3**  
ROOMS

**2**  
PARKING

## VALUATION

**\$486K**

\$455K low

\$517K high

Last Sale

**\$490,000 · Apr 10, 2023**

Est. Owner Equity

**\$485,975**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,807 (2025)</b> |
| Assessed Value        | <b>\$445,706</b>      |
| Previous Assessed     | <b>\$436,968</b>      |
| Assessor Market Value | <b>\$428,580</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | NEVADA                  |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

Patio · 1,250 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Mar 31, 2023 | Resale            | Grant Deed           | \$490,000 | \$392  | \$392K |
| Jul 12, 2021 | Financing         | Intrafamily Transfer |           |        |        |
| Aug 11, 2014 | Resale            | Grant Deed           | \$290,000 | \$232  | \$150K |
| Jul 15, 2002 | Resale            | Grant Deed           | \$240,000 | \$192  | \$125K |
| May 21, 1996 | Recorded document | Grant Deed           |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL | GRADES | DISTANCE |
|--------------------------|-------|--------|----------|
| Nevada Union High School | High  | 9–12   | 6.6 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> |
|-----------|-----------------------|