

Single Family Residence **RESIDENTIAL**

# 13155 ROUGH AND READY HWY

ROUGH AND READY, CA 95975

**\$308,548** TopHap Estimate · \$302 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**  
BEDS

**1**  
BATHS

**1,022 ft<sup>2</sup>**  
LIVING AREA

**0.57 ac**  
LOT SIZE

**1968**  
YEAR BUILT

**1**  
STORIES

**2**  
ROOMS

**1**  
PARKING

## VALUATION

**\$309K**

\$290K low

\$327K high

Est. Owner Equity

**\$212,998**

Loan-to-Value

**29%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,633 (2025) |
| Assessed Value        | \$236,415      |
| Previous Assessed     | \$231,780      |
| Assessor Market Value | \$385,920      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | NEVADA                  |
| Lot (acres)   | 0.57                    |
| Heating       | Floor/Wall Furnace      |
| Cooling       | Wall Unit               |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 1,022 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE    | \$/FT² | LOAN  |
|--------------|-------------------|---------------------|----------|--------|-------|
| Sep 21, 2010 | Quitclaim         | Quit Claim Transfer |          |        |       |
| Sep 24, 2010 | Recorded document | Grant Deed          |          |        |       |
| Jan 17, 1995 | Recorded document | Trustees Deed       |          |        |       |
| Jan 17, 1995 | Resale            | Trustees Deed       | \$97,500 | \$95   | \$98K |
| Jan 17, 1995 | Recorded document | Trustees Deed       |          |        |       |
| Jan 17, 1995 | Recorded document | Trustees Deed       |          |        |       |
| Jun 2, 1994  | Quitclaim         | Quit Claim Transfer |          |        |       |
| Sep 28, 1993 | Quitclaim         | Quit Claim Transfer |          |        |       |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL | GRADES | DISTANCE |
|--------------------------|-------|--------|----------|
| Nevada Union High School | High  | 9–12   | 3.3 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> |
|-----------|-----------------------|