

Single Family Residence **RESIDENTIAL**

# 13345 ROUGH AND READY HWY

ROUGH AND READY, CA 95975

**\$401,818** TopHap Estimate · \$255 / ft² · confidence 92 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,575 ft²**  
LIVING AREA

**1.09 ac**  
LOT SIZE

**1967**  
YEAR BUILT

**1**  
STORIES

**2**  
ROOMS

**2**  
PARKING

## VALUATION

**\$402K**

\$369K low

\$435K high

Last Sale

**\$152,000 · Apr 28, 2000**

Est. Owner Equity

**\$110,993**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,882 (2025) |
| Assessed Value        | \$358,258      |
| Previous Assessed     | \$351,234      |
| Assessor Market Value | \$499,320      |

## PROPERTY FACTS

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

Patio · 411 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jul 18, 2006 | Financing | Grant Deed          |           |        | \$357K |
| Sep 19, 2003 | Financing | Grant Deed          |           |        | \$202K |
| May 29, 2002 | Quitclaim | Quit Claim Transfer |           |        | \$140K |
| Apr 28, 2000 | Resale    | Grant Deed          | \$152,000 | \$97   | \$122K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL | GRADES | DISTANCE |
|--------------------------|-------|--------|----------|
| Nevada Union High School | High  | 9–12   | 3.5 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> |
|-----------|-----------------------|