

Single Family Residence **RESIDENTIAL**

1309 ROUGE RIVER RD

FERNLEY, NV 89408

\$426,628 TopHap Estimate · \$231 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,850 ft²

LIVING AREA

0.21 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$427K

\$414K low

\$440K high

Last Sale

\$241,500 · Nov 7, 2016

Est. Owner Equity

\$118,009

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$2,954 (2026)
Assessed Value	\$127,374
Previous Assessed	\$127,782
Assessor Market Value	\$363,925

PROPERTY FACTS

Property Type	Single Family Residence
County	LYON
Lot (acres)	0.21
Pool	No

Sprinklers

CLIMATE RISK

45 FLOOD	68 WILDFIRE	67 HEAT	2 STORM	40 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 25, 2025	Quitclaim	Quit Claim Transfer			
Apr 10, 2021	Financing	Intrafamily Transfer			\$290K
Nov 3, 2016	Resale	Grant Deed	\$241,500	\$131	\$243K
Nov 7, 2016	Quitclaim	Quit Claim Transfer			
Mar 4, 2014	Quitclaim	Quit Claim Transfer			
May 13, 2009	Resale	Grant Deed	\$150,000	\$81	\$153K
Feb 6, 2009	Foreclosure sale	Trustees Deed	\$226,236	\$122	
Oct 11, 2005	Resale	Bargain And Sale Deed	\$282,465	\$153	\$268K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silverland Middle School	Middle	7–8	1.0 mi
East Valley Elementary School	Elementary	PK–4	2.3 mi
Fernley High School	High	9–12	3.4 mi

District: Lyon County 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 89408

81 CRIME INDEX	101 AIR POLLUTION	25,760 POPULATION	\$84K MEDIAN IN-COME	52°F AVG TEMP	75% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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