

Single Family Residence **RESIDENTIAL**

1312 ROUGE RIVER RD

FERNLEY, NV 89408

\$478,735 TopHap Estimate · \$203 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,355 ft²

LIVING AREA

0.21 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$479K

\$460K low

\$498K high

Last Sale

\$214,900 · Oct 28, 2014

Est. Owner Equity

\$96,735

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$1,289 (2025)
Assessed Value	\$129,392
Previous Assessed	\$129,392
Assessor Market Value	\$420,263

PROPERTY FACTS

Property Type	Single Family Residence
County	Lyon
Lot (acres)	0.21
Heating	None
Pool	No

Sprinklers

CLIMATE RISK

45
FLOOD

68
WILDFIRE

67
HEAT

2
STORM

40
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 23, 2014	Resale	Bargain And Sale Deed	\$214,900	\$91	\$215K
Jun 12, 2009	Resale	Grant Deed	\$168,000	\$71	\$165K
Nov 7, 2008	Non-arms-length	Trustees Deed	\$202,500	\$86	
Nov 10, 2005	Resale	Bargain And Sale Deed	\$316,527	\$134	\$294K

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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