

Single Family Residence **RESIDENTIAL**

1313 ROUGE RIVER RD

FERNLEY, NV 89408

\$477,623 TopHap Estimate · \$185 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,582 ft²

LIVING AREA

0.21 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$478K

\$441K low

\$514K high

Last Sale

\$464,900 · Jun 10, 2025

Est. Owner Equity

\$21,145

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$3,511 (2025)
Assessed Value	\$146,480
Previous Assessed	\$146,997
Assessor Market Value	\$418,513

PROPERTY FACTS

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

Sprinklers

CLIMATE RISK

45
FLOOD

69
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
Jun 3, 2025	Resale	Special Warranty Deed	\$464,900	\$180	\$456K
Dec 19, 2024	Non-arms-length	Trustees Deed	\$415,677	\$161	
Nov 5, 2021	Resale	Bargain And Sale Deed	\$450,000	\$174	\$400K
Dec 22, 2020	Financing	Intrafamily Transfer			\$221K
Aug 13, 2012	Resale	Grant Deed	\$134,600	\$52	\$128K
Mar 4, 2008	Resale	Bargain And Sale Deed	\$224,000	\$87	\$221K
Jul 27, 2007	Non-arms-length	Trustees Deed	\$261,000	\$101	
Oct 17, 2005	Resale	Grant Deed	\$325,583	\$126	
Nov 7, 2005	Financing	Intrafamily Transfer			

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
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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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