

Single Family Residence **RESIDENTIAL**

12695 ROUGH AND READY HWY

ROUGH AND READY, CA 95975

\$665,833 TopHap Estimate · \$555 / ft² · confidence 74 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,200 ft²
LIVING AREA

3.02 ac
LOT SIZE

2024
YEAR BUILT

1
STORIES

5
ROOMS

5
PARKING

VALUATION

\$666K

\$493K low

\$839K high

Est. Owner Equity

\$665,833

TAX & ASSESSMENT

Property Tax	\$14,486 (2025)
Assessed Value	\$1,372,304
Previous Assessed	\$1,345,397

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	NEVADA
Heating	Central
Cooling	Central
Pool	No

Patio · 560 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Margaret G. Scotten Elementary School	Elementary	KG–4	1.9 mi
Lyman Gilmore Middle School	Middle	5–8	2.1 mi
Nevada Union High School	High	9–12	3.0 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

115 CRIME INDEX	89 AIR POLLUTION	1,885 POPULATION	\$55K MEDIAN IN-COME	59°F AVG TEMP	78% SUNSHINE
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------