

Single Family Residence **RESIDENTIAL**

1310 ROUGE RIVER RD

FERNLEY, NV 89408

\$478,783 TopHap Estimate · \$202 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,375 ft²

LIVING AREA

0.21 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$479K

\$463K low

\$495K high

Last Sale

\$331,370 · Oct 31, 2005

Est. Owner Equity

\$333,783

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$2,579 (2025)
Assessed Value	\$146,720
Previous Assessed	\$147,277
Assessor Market Value	\$419,201

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
Jul 15, 2015	Quitclaim	Quit Claim Transfer			
Oct 17, 2005	Resale	Bargain And Sale Deed	\$331,370	\$140	\$145K

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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