

Single Family Residence **RESIDENTIAL**

1314 ROUGE RIVER RD

FERNLEY, NV 89408

\$440,043 TopHap Estimate · \$238 / 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

\$440K

\$426K low

\$454K high

Last Sale

\$397,900 · Sep 15, 2021

Est. Owner Equity

\$54,080

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$2,644 (2025)
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
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
Sep 15, 2021	Resale	Bargain And Sale Deed	\$397,900	\$215	\$386K
Aug 30, 2016	Resale	Grant Deed	\$230,000	\$124	\$226K
Nov 17, 2005	Resale	Grant Deed	\$271,833	\$147	\$213K

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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