

Single Family Residence **RESIDENTIAL**

18398 RIVER RANCH RD

GRASS VALLEY, CA 95949

\$608,549 TopHap Estimate · \$350 / ft² · confidence 94 · as of Jul 14, 2026

3
BEDS

2
BATHS

1,738 ft²
LIVING AREA

9.99 ac
LOT SIZE

1991
YEAR BUILT

2
STORIES

3
ROOMS

1
PARKING

VALUATION

\$609K

\$573K low

\$644K high

Last Sale

\$482,000 · Jun 22, 2006

Est. Owner Equity

\$308,549

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$7,064 (2025)
Assessed Value	\$671,844
Previous Assessed	\$658,671
Assessor Market Value	\$560,250

PROPERTY FACTS

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

Patio · 637 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 13, 2021	Financing	Intrafamily Transfer			
Jan 17, 2020	Quitclaim	Quit Claim Transfer			\$236K
Jan 20, 2011	Financing	Intrafamily Transfer			\$344K
Dec 14, 2007	Financing	Intrafamily Transfer			\$376K
Jun 15, 2006	Resale	Grant Deed	\$482,000	\$277	\$386K
Mar 28, 2003	Resale	Grant Deed	\$330,000	\$190	\$264K
Aug 22, 1996	Quitclaim	Quit Claim Transfer			
Jul 23, 1996	Quitclaim	Quit Claim Transfer			\$75K
Aug 7, 1995	Quitclaim	Quit Claim Transfer			
Jul 14, 1995	Quitclaim	Quit Claim Transfer			\$100K
Nov 24, 1992	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cottage Hill Elementary School	Elementary	KG–5	4.0 mi
Magnolia Intermediate School	Middle	6–8	4.0 mi
Bear River High School	High	9–12	4.5 mi

District: Pleasant Ridge Union Elementary 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 95949

76 CRIME INDEX	85 AIR POLLUTION	22,705 POPULATION	\$91K MEDIAN IN-COME	59°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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