

Single Family Residence **RESIDENTIAL**

17818 RIVER RANCH RD

GRASS VALLEY, CA 95949

\$752,160 TopHap Estimate · \$293 / ft² · confidence 94 · as of Jul 14, 2026

3
BEDS

2
BATHS

2,570 ft²
LIVING AREA

5 ac
LOT SIZE

1992
YEAR BUILT

1
STORIES

3
ROOMS

2
PARKING

VALUATION

\$752K

\$705K low

\$799K high

Last Sale	\$615,000 · Apr 8, 2020
Est. Owner Equity	\$260,160
Loan-to-Value	66%

TAX & ASSESSMENT

Property Tax	\$7,282 (2025)
Assessed Value	\$686,039
Previous Assessed	\$672,588
Assessor Market Value	\$679,770

PROPERTY FACTS

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

Patio · 2,570 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 2, 2020	Resale	Grant Deed	\$615,000	\$239	\$492K
May 13, 2015	Resale	Grant Deed	\$450,000	\$175	\$675K
Oct 30, 2009	Quitclaim	Quit Claim Transfer			
Oct 20, 2009	Resale	Grant Deed	\$379,000	\$147	\$284K
May 5, 2009	Non-arms-length	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$447,950	\$174	
Apr 12, 2007	Quitclaim	Quit Claim Transfer			
Apr 3, 2006	Resale	Grant Deed	\$745,000	\$290	\$596K
Sep 24, 2003	Resale	Grant Deed	\$560,000	\$218	\$323K
Jun 13, 2002	Quitclaim	Quit Claim Transfer			\$319K
Sep 11, 2000	Quitclaim	Quit Claim Transfer			
Sep 1, 2000	Resale	Grant Deed	\$390,000	\$152	\$312K
Nov 19, 1992	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cottage Hill Elementary School	Elementary	KG–5	3.7 mi
Magnolia Intermediate School	Middle	6–8	3.7 mi
Bear River High School	High	9–12	4.2 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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