

Single Family Residence **RESIDENTIAL**

18531 RIVER RANCH RD

GRASS VALLEY, CA 95949

\$900,562 TopHap Estimate · \$310 / ft² · confidence 97 · as of Jul 14, 2026

4
BEDS

3
BATHS

2,905 ft²
LIVING AREA

2.71 ac
LOT SIZE

1973
YEAR BUILT

1
STORIES

4
ROOMS

6
PARKING

VALUATION

\$901K

\$872K low

\$929K high

Last Sale

\$875,000 · Mar 18, 2022

Est. Owner Equity

\$116,862

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax

\$8,939 (2025)

Assessed Value

\$854,738

Previous Assessed

\$837,980

Assessor Market Value

\$872,550

PROPERTY FACTS

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

Patio · 2,905 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 9, 2022	Resale	Grant Deed	\$875,000	\$301	\$647K
Mar 1, 2021	Resale	Grant Deed	\$774,500	\$267	\$400K
Aug 7, 2017	Quitclaim	Quit Claim Transfer			
Jun 2, 2017	Resale	Grant Deed	\$625,000	\$215	\$100K
Jan 30, 2006	Resale	Grant Deed	\$680,000	\$234	\$417K
Apr 14, 1994	Quitclaim	Quit Claim Transfer			\$109K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cottage Hill Elementary School	Elementary	KG–5	4.0 mi
Magnolia Intermediate School	Middle	6–8	4.1 mi
Bear River High School	High	9–12	4.6 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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