

Single Family Residence **RESIDENTIAL**

1940 BECHTOL RIDGE CIR

RENO, NV 89523

\$1,575,168 TopHap Estimate · \$426 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,698 ft²
LIVING AREA

0.61 ac
LOT SIZE

2005

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.6M high

Last Sale

\$1,130,000 · Oct 14, 2022

Est. Owner Equity

\$671,168

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$7,236 (2025)
Assessed Value	\$280,027
Previous Assessed	\$276,784
Assessor Market Value	\$800,078

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.61
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Balcony

Patio · 110 ft²

Porch · 291 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 5, 2022	Resale	Bargain And Sale Deed	\$1,130,000	\$306	\$904K
Apr 12, 2012	Quitclaim	Quit Claim Transfer			
Mar 30, 2010	Foreclosure sale	Trustees Deed	\$414,001	\$112	
Apr 19, 2006	Resale	Grant Deed	\$893,000	\$241	\$714K
Apr 26, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Westergard Elementary School	Elementary	KG–5	2.5 mi
B. D. Billingshurst Middle School	Middle	6–8	2.5 mi
Robert McQueen High School	High	9–12	2.9 mi

District: Washoe 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 89523

58 CRIME INDEX	87 AIR POLLUTION	40,260 POPULATION	\$97K MEDIAN IN-COME	46°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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