

Single Family Residence **RESIDENTIAL**

1935 BECHTOL RIDGE CIR

RENO, NV 89523

\$1,404,187 TopHap Estimate · \$428 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

5

BATHS

3,278 ft²

LIVING AREA

0.4 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$520,000 · Oct 18, 2013

Est. Owner Equity

\$0

Loan-to-Value

412%

TAX & ASSESSMENT

Property Tax	\$6,912 (2025)
Assessed Value	\$266,452
Previous Assessed	\$262,910
Assessor Market Value	\$761,292

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.40
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 424 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 13, 2013	Quitclaim	Quit Claim Transfer			
Oct 17, 2013	Resale	Bargain And Sale Deed	\$520,000	\$159	\$416K
Apr 14, 2006	Resale	Grant Deed	\$1,051,000	\$321	\$350K

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	3.0 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------