

Single Family Residence **RESIDENTIAL**

445 RUFFIAN CT

RENO, NV 89521

\$723,599 TopHap Estimate · \$342 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,114 ft²

LIVING AREA

0.18 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$724K

\$702K low

\$746K high

Last Sale

\$635,000 · Nov 24, 2021

Est. Owner Equity

\$156,834

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$3,447 (2025)
Assessed Value	\$153,718
Previous Assessed	\$146,756
Assessor Market Value	\$439,193

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.18
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 106 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 6, 2022	Financing	Intrafamily Transfer			
Nov 19, 2021	Resale	Bargain And Sale Deed	\$635,000	\$300	\$508K
Jul 3, 2018	Resale	Grant Deed	\$460,000	\$218	
May 9, 2016	Resale	Bargain And Sale Deed	\$380,000	\$180	
May 11, 2016	Quitclaim	Quit Claim Transfer			
Apr 14, 2008	Resale	Bargain And Sale Deed	\$325,000	\$154	\$320K
Oct 2, 2006	Resale	Bargain And Sale Deed	\$380,000	\$180	\$304K
Aug 27, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brown Elementary School	Elementary	KG–5	0.5 mi
Galena High School	High	9–12	2.5 mi
Marce Herz Middle School	Middle	6–8	3.2 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 89521

67 CRIME INDEX	95 AIR POLLUTION	42,832 POPULATION	\$110K MEDIAN IN-COME	50°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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