

Single Family Residence **RESIDENTIAL**

450 RUFFIAN CT

RENO, NV 89521

\$720,916 TopHap Estimate · \$341 / ft² · confidence 89 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,114 ft²
LIVING AREA

0.14 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

1
PARKING

VALUATION

\$721K

\$642K low

\$800K high

Last Sale

\$700,000 · Jun 25, 2025

Est. Owner Equity

\$160,916

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$3,281 (2025)
Assessed Value	\$144,664
Previous Assessed	\$138,315
Assessor Market Value	\$413,325

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.14
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 20, 2025	Resale	Bargain And Sale Deed	\$700,000	\$331	\$560K
Jun 4, 2020	Quitclaim	Quit Claim Transfer			
Aug 24, 2006	Resale	Bargain And Sale Deed	\$367,000	\$174	\$294K
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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