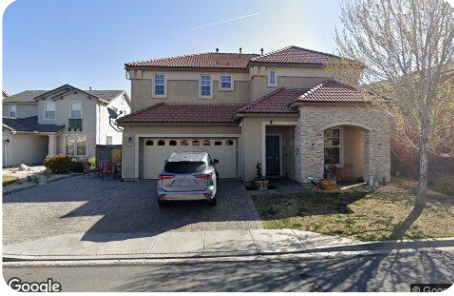


Single Family Residence **RESIDENTIAL**

455 RUFFIAN CT

RENO, NV 89521

\$828,462 TopHap Estimate · \$329 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,515 ft²
LIVING AREA

0.18 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$828K

\$803K low

\$854K high

Est. Owner Equity

\$332,462

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$4,350 (2025)
Assessed Value	\$169,955
Previous Assessed	\$163,293
Assessor Market Value	\$485,586

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, Built-in
Pool	No

Porch · 292 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 10, 2021	Financing	Bargain And Sale Deed			\$496K
Mar 13, 2019	Resale	Bargain And Sale Deed	\$485,000	\$193	\$461K
Sep 29, 2011	Resale	Bargain And Sale Deed	\$254,000	\$101	\$248K
Oct 26, 2006	Resale	Bargain And Sale Deed	\$435,500	\$173	\$348K
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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