

Single Family Residence **RESIDENTIAL**

# 14710 RANCHO DR

RENO, NV 89508

**\$764,234** TopHap Estimate · \$298 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

**2**

BEDS

**3**

BATHS

**2,568 ft<sup>2</sup>**

LIVING AREA

**10.5 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**4**

PARKING

## VALUATION

**\$764K**

\$719K low

\$810K high

Last Sale

**\$485,000 · Sep 14, 2005**

Est. Owner Equity

**\$327,734**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

Property Tax

**\$2,309 (2025)**

Assessed Value

**\$111,719**

Previous Assessed

**\$112,381**

Assessor Market Value

**\$319,197**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 10.50                   |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 598 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Mar 11, 2014 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Sep 14, 2005 | Resale    | Grant Deed          | \$485,000 | \$189              | \$360K |
| Jan 22, 1999 | Financing | Grant Deed          |           |                    | \$150K |
| Feb 26, 1998 | Resale    | Grant Deed          | \$28,000  | \$11               |        |
| May 30, 1991 | Resale    | Grant Deed          | \$12,000  | \$5                |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Cold Springs Middle School       | Middle     | 6–8    | 11.0 mi  |
| Desert Heights Elementary School | Elementary | KG–5   | 14.2 mi  |
| North Valleys High School        | High       | 9–12   | 18.2 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 89508

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>40</div> <div>CRIME INDEX</div> | <div>88</div> <div>AIR POLLUTION</div> | <div>14,337</div> <div>POPULATION</div> | <div>\$91K</div> <div>MEDIAN IN-COME</div> | <div>47°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|