

Single Family Residence

RESIDENTIAL

1275 MERIDIAN RANCH DR

RENO, NV 89523

\$815,708 TopHap Estimate · \$353 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,309 ft²

LIVING AREA

0.16 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$816K

\$788K low

\$844K high

Last Sale

\$445,000 · Jun 23, 2016

Est. Owner Equity

\$0

Loan-to-Value

112%

TAX & ASSESSMENT

Property Tax	\$4,225 (2025)
Assessed Value	\$146,583
Previous Assessed	\$141,095
Assessor Market Value	\$418,808

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.16
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 221 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 6, 2007	Resale	Bargain And Sale Deed	\$445,000	\$193	\$356K
Mar 17, 2015	Resale	Grant Deed	\$350,000	\$152	
Oct 5, 2006	Resale	Grant Deed	\$490,500	\$212	\$490K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	2.8 mi
George Westergard Elementary School	Elementary	KG–5	2.9 mi
Robert McQueen High School	High	9–12	3.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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