

Single Family Residence

RESIDENTIAL

# 1315 ROCKY VISTA CT

RENO, NV 89521

**\$684,689** TopHap Estimate · \$382 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026

**3**

BEDS

**3**

BATHS

**1,792 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**1999**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$685K**

\$631K low

\$738K high

Last Sale

**\$319,000 · Oct 11, 2016**

Est. Owner Equity

**\$371,467**

Loan-to-Value

**49%**

## TAX & ASSESSMENT

Property Tax

**\$2,518 (2025)**

Assessed Value

**\$112,475**

Previous Assessed

**\$104,916**

Assessor Market Value

**\$321,358**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 1.00                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Shed · 120 ft²

Porch · 152 ft²

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|------------------|---------------------|-----------|--------|--------|
| Oct 10, 2016 | Resale           | Grant Deed          | \$319,000 | \$178  | \$313K |
| Feb 23, 2012 | Resale           | Grant Deed          | \$150,000 | \$84   | \$135K |
| Jan 3, 2012  | Resale           | Grant Deed          | \$104,500 | \$58   |        |
| May 26, 2011 | Foreclosure sale | Trustees Deed       | \$154,900 | \$86   |        |
| Sep 7, 2006  | Quitclaim        | Quit Claim Transfer |           |        |        |
| Sep 7, 2006  | Quitclaim        | Quit Claim Transfer |           |        |        |
| Sep 1, 2006  | Resale           | Grant Deed          | \$370,000 | \$206  | \$302K |
| May 27, 1999 | Resale           | Grant Deed          | \$180,000 | \$100  | \$175K |
| Jul 7, 1998  | Financing        | Grant Deed          |           |        | \$143K |
| May 13, 1997 | Resale           | Grant Deed          | \$62,500  | \$35   | \$50K  |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Brown Elementary School  | Elementary | KG–5   | 1.6 mi   |
| Galena High School       | High       | 9–12   | 2.7 mi   |
| Marce Herz Middle School | Middle     | 6–8    | 4.0 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>42,832</b><br>POPULATION | <b>\$110K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|