

Single Family Residence **RESIDENTIAL**

# 1645 WESTMONT LN

RENO, NV 89521

**\$633,421** TopHap Estimate · \$424 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026

**4**  
BEDS

**2**  
BATHS

**1,494 ft<sup>2</sup>**  
LIVING AREA

**0.12 ac**  
LOT SIZE

**1997**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$633K**

\$607K low

\$660K high

Last Sale

**\$470,000 · Jun 15, 2021**

Est. Owner Equity

**\$177,521**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

Property Tax

**\$2,805 (2025)**

Assessed Value

**\$104,262**

Previous Assessed

**\$95,840**

Assessor Market Value

**\$297,890**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.12                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Concrete                |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 399 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| Jun 11, 2021 | Resale            | Bargain And Sale Deed | \$470,000 | \$315  | \$456K |
| Jun 6, 2014  | Recorded document | Tax Deed              |           |        |        |
| Oct 15, 1997 | Resale            | Grant Deed            | \$150,000 | \$100  |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Double Diamond Elementary School | Elementary | KG–5   | 0.4 mi   |
| Kendyl Depoali Middle School     | Middle     | 6–8    | 0.7 mi   |
| Damonte Ranch High School        | High       | 9–12   | 1.8 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> |
|-----------|-----------------------|