

Single Family Residence **RESIDENTIAL**

# 15400 RANCHO DR

RENO, NV 89508

**\$784,847** TopHap Estimate · \$300 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026

**4**  
BEDS

**3**  
BATHS

**2,617 ft<sup>2</sup>**  
LIVING AREA

**10 ac**  
LOT SIZE

**2004**  
YEAR BUILT

**2**  
STORIES

**4**  
PARKING

## VALUATION

**\$785K**

\$719K low

\$851K high

Last Sale

**\$45,500 · Jul 11, 2003**

Est. Owner Equity

**\$384,847**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

Property Tax

**\$3,040 (2025)**

Assessed Value

**\$177,381**

Previous Assessed

**\$178,350**

Assessor Market Value

**\$506,801**

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Washoe                                |
| Lot (acres)   | 10.00                                 |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Wood (Unspecified)                    |
| Roof          | Composition Shingle                   |
| Heating       | Forced Air                            |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |
| Pool          | No                                    |

Deck · 1,008 ft²

Patio · 1,008 ft²

Porch · 1,048 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE    | \$/FT² | LOAN |
|--------------|--------|------------|----------|--------|------|
| Jul 11, 2003 | Resale | Grant Deed | \$45,500 | \$17   |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Cold Springs Middle School       | Middle     | 6–8    | 11.6 mi  |
| Desert Heights Elementary School | Elementary | KG–5   | 14.7 mi  |
| North Valleys High School        | High       | 9–12   | 18.8 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 89508

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

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