

Single Family Residence

**RESIDENTIAL**

# 4195 RANCHITA WAY

RENO, NV 89502

**\$536,830** TopHap Estimate · \$329 / ft² · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,634 ft²**

LIVING AREA

**0.19 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$537K**

\$504K low

\$569K high

Last Sale

**\$513,000 · Dec 5, 2025**

Est. Owner Equity

**\$143,830**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,218 (2025) |
| Assessed Value        | \$67,105       |
| Previous Assessed     | \$63,571       |
| Assessor Market Value | \$191,728      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.19                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Evaporative             |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 168 ft²

Patio · 360 ft²

Porch · 224 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Dec 5, 2025  | Resale    | Bargain And Sale Deed | \$513,000 | \$314  | \$393K |
| Sep 9, 2025  | Resale    | Bargain And Sale Deed | \$340,000 | \$208  | \$400K |
| Mar 27, 2018 | Resale    | Grant Deed            | \$345,000 | \$211  |        |
| Sep 23, 2010 | Quitclaim | Quit Claim Transfer   |           |        | \$215K |
| Jul 14, 2009 | Resale    | Grant Deed            | \$219,000 | \$134  | \$215K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Donner Springs Elementary School | Elementary | KG–5   | 0.4 mi   |
| Edward L. Pine Middle School     | Middle     | 6–8    | 1.6 mi   |
| Damonte Ranch High School        | High       | 9–12   | 4.1 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 89502

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>119</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>46,975</b><br>POPULATION | <b>\$61K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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