

Single Family Residence **RESIDENTIAL**

445 CICADA CT

RENO, NV 89521

\$721,121 TopHap Estimate · \$343 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,102 ft²

LIVING AREA

0.17 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$721K

\$692K low

\$750K high

Est. Owner Equity

\$242,877

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$3,810 (2025)
Assessed Value	\$152,477
Previous Assessed	\$146,338
Assessor Market Value	\$435,648

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.17
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 127 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 25, 2020	Financing	Intrafamily Transfer			\$249K
Mar 27, 2018	Financing	Bargain And Sale Deed			\$248K
Mar 31, 2014	Quitclaim	Quit Claim Transfer			
Jun 2, 2005	Resale	Bargain And Sale Deed	\$344,000	\$164	\$275K
Aug 27, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brown Elementary School	Elementary	KG–5	0.6 mi
Galena High School	High	9–12	2.5 mi
Marce Herz Middle School	Middle	6–8	3.1 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 89521

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

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------