

Single Family Residence **RESIDENTIAL**

2565 RAMPART TER

RENO, NV 89519

\$1,280,609 TopHap Estimate · \$394 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,247 ft²

LIVING AREA

0.31 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

6

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$1,200,000 · Mar 31, 2022

Est. Owner Equity

\$830,609

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$7,132 (2025)
Assessed Value	\$258,911
Previous Assessed	\$250,376
Assessor Market Value	\$739,744

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.31
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Mixed
Pool	No

Porch · 169 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 18, 2022	Resale	Bargain And Sale Deed	\$1,200,000	\$370	\$450K
Sep 7, 2021	Financing	Intrafamily Transfer			
Sep 7, 2021	Financing	Intrafamily Transfer			\$1.2M
Mar 1, 2019	Quitclaim	Quit Claim Transfer			
Mar 1, 2019	Financing	Intrafamily Transfer			\$1.1M
Jun 18, 2015	Quitclaim	Quit Claim Transfer			\$412K
Jun 18, 2015	Quitclaim	Quit Claim Transfer			
May 14, 2014	Quitclaim	Quit Claim Transfer			
Dec 30, 2013	Quitclaim	Quit Claim Transfer			
Jan 2, 2014	Resale	Bargain And Sale Deed	\$522,500	\$161	\$250K
Apr 19, 2010	Quitclaim	Quit Claim Transfer			

Apr 19, 2010	Quitclaim	Quit Claim Transfer			\$415K
May 28, 2008	Quitclaim	Quit Claim Transfer			
May 28, 2008	Quitclaim	Quit Claim Transfer			
Apr 15, 2003	Quitclaim	Quit Claim Transfer			\$431K
Mar 9, 2001	Financing	Grant Deed			\$3.7M
Nov 15, 2000	Resale	Grant Deed	\$450,500	\$139	\$360K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Huffaker Elementary School	Elementary	KG–5	1.2 mi
Edward L. Pine Middle School	Middle	6–8	2.6 mi
Reno High School	High	9–12	3.8 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 89519

50 CRIME INDEX	90 AIR POLLUTION	8,765 POPULATION	\$155K MEDIAN IN-COME	47°F AVG TEMP	79% SUNSHINE
-------------------	---------------------	---------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------