

Single Family Residence **RESIDENTIAL**

# 2741 RANDOLPH DR

RENO, NV 89502

**\$458,712** TopHap Estimate · \$363 / ft² · confidence 95 · as of Jul 14, 2026



**2**

BEDS

**3**

BATHS

**1,262 ft²**

LIVING AREA

**0.12 ac**

LOT SIZE

**1984**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$459K**

**\$437K low**

**\$481K high**

Last Sale

**\$290,000 · May 10, 2019**

Est. Owner Equity

**\$226,712**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,721 (2025) |
| Assessed Value        | \$68,418       |
| Previous Assessed     | \$68,418       |
| Assessor Market Value | \$195,482      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.12                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Built-in        |

Deck · 350 ft²

Patio · 350 ft²

Porch · 40 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Feb 5, 2026  | Financing | Intrafamily Transfer  |           |        |        |
| May 6, 2019  | Resale    | Bargain And Sale Deed | \$290,000 | \$230  | \$232K |
| Apr 5, 2006  | Quitclaim | Quit Claim Transfer   |           |        |        |
| Feb 9, 1998  | Quitclaim | Quit Claim Transfer   |           |        | \$90K  |
| Sep 26, 1991 | Resale    | Grant Deed            | \$99,000  | \$78   |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Edwin S. Dodson Elementary School | Elementary | KG–5   | 0.3 mi   |
| Edward L. Pine Middle School      | Middle     | 6–8    | 1.7 mi   |
| Earl Wooster 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 89502

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

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

| OWNERSHIP

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