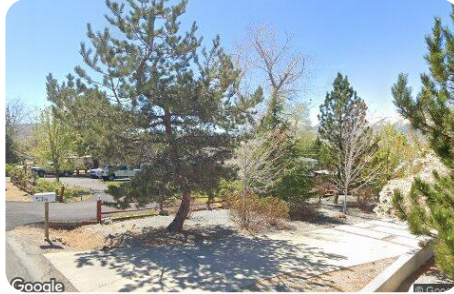


Single Family Residence **RESIDENTIAL**

14475 RANCHEROS DR

RENO, NV 89521

\$654,808 TopHap Estimate · \$331 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,978 ft²

LIVING AREA

0.52 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$655K

\$630K low

\$680K high

Last Sale

\$320,000 · Dec 16, 2015

Est. Owner Equity

\$315,808

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$2,944 (2025)
Assessed Value	\$100,171
Previous Assessed	\$101,629
Assessor Market Value	\$286,203

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.52
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Gazebo

Deck · 420 ft²

Shed · 144 ft²

Patio · 585 ft²

Porch · 448 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 3, 2015	Resale	Bargain And Sale Deed	\$320,000	\$162	\$293K
Jul 17, 2015	Non-arms-length	Trustees Deed	\$242,600	\$123	
Mar 18, 2009	Recorded document	Grant Deed			
Jan 6, 2009	Financing	Grant Deed			\$198K
Mar 18, 2008	Quitclaim	Quit Claim Transfer			
Jun 6, 2007	Quitclaim	Quit Claim Transfer			
Jun 30, 2004	Quitclaim	Quit Claim Transfer			
Jan 18, 2001	Resale	Grant Deed	\$185,000	\$94	\$89K
May 30, 1996	Quitclaim	Quit Claim Transfer			\$134K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brown Elementary School	Elementary	KG–5	0.5 mi
Galena High School	High	9–12	3.2 mi
Marce Herz Middle School	Middle	6–8	4.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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