

Single Family Residence **RESIDENTIAL**

17095 GARNET DR

RENO, NV 89508

\$483,006 TopHap Estimate · \$272 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,776 ft²

LIVING AREA

0.4 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$483K

\$467K low

\$499K high

Last Sale

\$470,000 · Mar 4, 2022

Est. Owner Equity

\$196,006

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$1,307 (2025)
Assessed Value	\$84,785
Previous Assessed	\$88,935
Assessor Market Value	\$174,694

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.40
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Garage	Garage, Attached
Pool	No

Porch · 374 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 1, 2022	Resale	Bargain And Sale Deed	\$470,000	\$265	\$287K
Mar 30, 2014	Resale	Bargain And Sale Deed	\$1,860,000	\$1047	\$190K
Sep 5, 2008	Quitclaim	Quit Claim Transfer			
Sep 12, 2008	Financing	Intrafamily Transfer			\$178K
Nov 8, 2006	Financing	Intrafamily Transfer			\$60K
May 25, 2000	Resale	Grant Deed	\$137,500	\$77	\$136K
Aug 8, 1997	Recorded document	Grant Deed			
May 22, 1997	Recorded document	Grant Deed			
Apr 17, 1997	Non-arms-length	Trustees Deed	\$121,188	\$68	
Mar 31, 1995	Resale	Grant Deed	\$121,000	\$68	\$119K
Oct 26, 1994	Financing	Grant Deed			\$109K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cold Springs Middle School	Middle	6–8	0.5 mi
Michael Inskeep Elementary School	Elementary	KG–5	2.5 mi
North Valleys High School	High	9–12	9.0 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 89508

40 CRIME INDEX	88 AIR POLLUTION	14,337 POPULATION	\$91K MEDIAN IN-COME	47°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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