

Single Family Residence **RESIDENTIAL**

13795 RANCHEROS DR

RENO, NV 89521

\$735,015 TopHap Estimate · \$410 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,792 ft²

LIVING AREA

0.52 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$735K

\$693K low

\$777K high

Est. Owner Equity

\$431,515

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$2,626 (2025)
Assessed Value	\$113,869
Previous Assessed	\$114,966
Assessor Market Value	\$325,341

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
Garage	Mixed
Pool	No

Deck · 261 ft²

Patio · 261 ft²

Porch · 36 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 25, 2012	Financing	Intrafamily Transfer			\$139K
Jan 16, 2008	Financing	Grant Deed			\$165K
Nov 6, 1992	Resale	Grant Deed	\$128,500	\$72	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brown Elementary School	Elementary	KG–5	0.3 mi
Galena High School	High	9–12	3.3 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	Owner occupied
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