

Single Family Residence **RESIDENTIAL**

2540 RAMPART TER

RENO, NV 89519

\$1,194,891 TopHap Estimate · \$400 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,990 ft²

LIVING AREA

0.34 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$1,075,000 · Jul 12, 2022

Est. Owner Equity

\$669,891

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$7,289 (2025)
Assessed Value	\$236,459
Previous Assessed	\$229,424
Assessor Market Value	\$675,598

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.34
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 349 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 20, 2023	Financing	Intrafamily Transfer			
Jul 8, 2022	Financing	Intrafamily Transfer			
Jul 1, 2022	Resale	Bargain And Sale Deed	\$1,075,000	\$360	\$525K
Jun 28, 2021	Resale	Bargain And Sale Deed	\$875,000	\$293	\$700K
May 28, 2019	Resale	Grant Deed	\$695,000	\$232	\$484K
Aug 6, 2004	Quitclaim	Quit Claim Transfer			
Aug 2, 2004	Non-arms-length	Grant Deed	\$575,000	\$192	
Aug 2, 2004	Resale	Grant Deed	\$575,000	\$192	\$460K
Nov 14, 2002	Quitclaim	Quit Claim Transfer			\$301K
Jun 22, 2001	Resale	Grant Deed	\$386,000	\$129	\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Huffaker Elementary School	Elementary	KG–5	1.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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