

Single Family Residence **RESIDENTIAL**

2855 HOLCOMB RANCH LN

RENO, NV 89511

\$2,543,445 TopHap Estimate · \$848 / ft² · confidence 93 · as of Jul 14, 2026

2
BEDS

4
BATHS

2,999 ft²
LIVING AREA

8.31 ac
LOT SIZE

1950
YEAR BUILT

1
STORIES

4
PARKING

VALUATION

\$2.5M

\$2.4M low

\$2.7M high

Est. Owner Equity

\$2,543,445

TAX & ASSESSMENT

Property Tax	\$15,031 (2025)
Assessed Value	\$537,109
Previous Assessed	\$577,214
Assessor Market Value	\$1,534,596

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	8.31
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Wall Unit
Fireplace	Yes
Garage	Mixed
Pool	Pool, Gunite

Deck · 69 ft²

Shed · 192 ft²

Patio · 69 ft²

Porch · 2,338 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 17, 2023	Financing	Bargain And Sale Deed			
Apr 26, 2023	Financing	Intrafamily Transfer			
Apr 26, 2023	Financing	Intrafamily Transfer			
Jun 24, 2020	Resale	Grant Deed	\$1,500,000	\$500	
Nov 4, 2002	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Huffaker Elementary School	Elementary	KG–5	1.8 mi
Edward L. Pine Middle School	Middle	6–8	2.6 mi
Reno High School	High	9–12	5.3 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 89511

65 CRIME INDEX	88 AIR POLLUTION	30,600 POPULATION	\$126K MEDIAN IN-COME	42°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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