

Single Family Residence **RESIDENTIAL**

# 3996 KETTLE ROCK CT

RENO, NV 89508

**\$498,383** TopHap Estimate · \$248 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**  
BEDS

**2**  
BATHS

**2,006 ft<sup>2</sup>**  
LIVING AREA

**0.23 ac**  
LOT SIZE

**2000**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$498K**

\$480K low

\$517K high

Last Sale

**\$330,000 · Aug 28, 2018**

Est. Owner Equity

**\$181,367**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,098 (2025) |
| Assessed Value        | \$105,824      |
| Previous Assessed     | \$102,701      |
| Assessor Market Value | \$302,354      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.23                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 330 ft²

Patio · 330 ft²

Porch · 323 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jul 23, 2018 | Resale    | Grant Deed          | \$330,000 | \$165  |        |
| May 1, 2018  | Quitclaim | Quit Claim Transfer |           |        |        |
| Nov 14, 2012 | Resale    | Grant Deed          | \$155,000 | \$77   |        |
| Nov 22, 2004 | Financing | Grant Deed          |           |        | \$240K |
| Jun 16, 2000 | Quitclaim | Quit Claim Transfer | \$88,000  | \$44   |        |
| May 26, 2000 | Resale    | Grant Deed          | \$176,000 | \$88   | \$167K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Nancy Gomes Elementary School | Elementary | KG–5   | 1.2 mi   |
| Cold Springs Middle School    | Middle     | 6–8    | 1.7 mi   |
| North Valleys High School     | High       | 9–12   | 10.3 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 89508

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>40</div> <div>CRIME INDEX</div> | <div>88</div> <div>AIR POLLUTION</div> | <div>14,337</div> <div>POPULATION</div> | <div>\$91K</div> <div>MEDIAN IN-COME</div> | <div>47°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|