

Single Family Residence

**RESIDENTIAL**

# 1616 ROCKY COVE LN

RENO, NV 89521

**\$548,905** TopHap Estimate · \$373 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,470 ft<sup>2</sup>**

LIVING AREA

**0.1 ac**

LOT SIZE

**1999**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$549K**

\$527K low

\$570K high

Last Sale

**\$174,500 · Nov 29, 1999**

Est. Owner Equity

**\$300,905**

Loan-to-Value

**44%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,881 (2025) |
| Assessed Value        | \$95,601       |
| Previous Assessed     | \$92,435       |
| Assessor Market Value | \$273,147      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 0.10                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Concrete                   |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 128 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|----------------------|-----------|--------|--------|
| Apr 30, 2019 | Quitclaim       | Quit Claim Transfer  |           |        | \$245K |
| Apr 30, 2019 | Quitclaim       | Quit Claim Transfer  |           |        |        |
| May 5, 2014  | Quitclaim       | Quit Claim Transfer  |           |        |        |
| Apr 9, 2014  | Financing       | Intrafamily Transfer |           |        | \$153K |
| Mar 11, 2014 | Quitclaim       | Quit Claim Transfer  |           |        |        |
| Jul 13, 2011 | Non-arms-length | Grant Deed           | \$126,000 | \$86   |        |
| Jun 27, 2011 | Quitclaim       | Quit Claim Transfer  |           |        |        |
| Nov 29, 1999 | Resale          | Grant Deed           | \$174,500 | \$119  |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Double Diamond Elementary School | Elementary | KG–5   | 0.8 mi   |
| Kendyl Depoali Middle School     | Middle     | 6–8    | 1.4 mi   |
| Damonte Ranch High School        | High       | 9–12   | 1.9 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<br>CRIME INDEX | 95<br>AIR POLLUTION | 42,832<br>POPULATION | \$110K<br>MEDIAN IN-COME | 50°F<br>AVG TEMP | 79%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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