

Single Family Residence **RESIDENTIAL**

1250 ROWLAND CIR

RENO, NV 89509

\$635,794 TopHap Estimate · \$361 / ft² · confidence 82 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,761 ft²

LIVING AREA

0.25 ac

LOT SIZE

1968

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$636K

\$522K low

\$749K high

Est. Owner Equity

\$435,794

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$1,617 (2025)
Assessed Value	\$83,526
Previous Assessed	\$81,362
Assessor Market Value	\$238,647

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.25
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 830 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 11, 2013	Quitclaim	Quit Claim Transfer			
Feb 2, 2009	Quitclaim	Quit Claim Transfer			
May 28, 2004	Non-arms-length	Grant Deed	\$114,000	\$65	\$114K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Darrell C. Swope Middle School	Middle	6–8	0.2 mi
Roy Gomm Elementary School	Elementary	KG–5	0.6 mi
Reno High School	High	9–12	1.3 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 89509

103 CRIME INDEX	94 AIR POLLUTION	36,556 POPULATION	\$89K MEDIAN IN-COME	51°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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