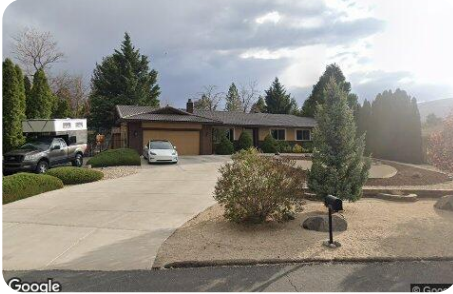


Single Family Residence **RESIDENTIAL**

12725 ROSEVIEW LN

RENO, NV 89511

\$780,277 TopHap Estimate · \$461 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,691 ft²

LIVING AREA

0.51 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$780K

\$741K low

\$819K high

Last Sale

\$405,000 · Jun 9, 2016

Est. Owner Equity

\$456,277

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$2,735 (2025)
Assessed Value	\$125,010
Previous Assessed	\$119,189
Assessor Market Value	\$357,172

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.51
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 20 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 29, 2022	Financing	Intrafamily Transfer			
Jun 8, 2016	Resale	Bargain And Sale Deed	\$405,000	\$240	\$324K
Mar 23, 2016	Resale	Grant Deed	\$320,000	\$189	\$304K
Jul 20, 2010	Resale	Grant Deed	\$260,000	\$154	
Oct 23, 2006	Quitclaim	Quit Claim Transfer			
Sep 14, 2006	Quitclaim	Quit Claim Transfer			
Jul 27, 2004	Quitclaim	Quit Claim Transfer			
Aug 4, 2004	Recorded document	Grant Deed			
Apr 9, 2004	Non-arms-length	Grant Deed	\$200,000	\$118	
May 20, 2003	Non-arms-length	Grant Deed	\$185,000	\$109	
Jun 8, 1998	Resale	Grant Deed	\$187,500	\$111	\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Marce Herz Middle School	Middle	6–8	0.6 mi
Elizabeth Lenz Elementary School	Elementary	KG–5	1.2 mi
Galena High School	High	9–12	2.0 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	Owner occupied
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