

Single Family Residence **RESIDENTIAL**

2015 BLACK SAND DR

RENO, NV 89521

\$603,534 TopHap Estimate · \$335 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

3

BATHS

1,804 ft²

LIVING AREA

3,780 ft²

LOT SIZE

2008

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$604K

\$577K low

\$630K high

Last Sale

\$600,000 · Dec 31, 2025

Est. Owner Equity

\$603,534

TAX & ASSESSMENT

Property Tax	\$3,338 (2025)
Assessed Value	\$116,216
Previous Assessed	\$116,216
Assessor Market Value	\$332,046

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.09
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Porch · 201 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 23, 2025	Resale	Bargain And Sale Deed	\$600,000	\$333	
Nov 5, 2022	Financing	Intrafamily Transfer			
Sep 20, 2022	Financing	Bargain And Sale Deed			
Sep 21, 2022	Resale	Bargain And Sale Deed	\$550,000	\$305	\$500K
Oct 30, 2014	Quitclaim	Quit Claim Transfer			
Oct 30, 2014	Quitclaim	Quit Claim Transfer			
Mar 20, 2014	Quitclaim	Quit Claim Transfer			
Mar 21, 2014	Quitclaim	Quit Claim Transfer			
Feb 20, 2014	Resale	Bargain And Sale Deed	\$242,000	\$134	\$182K
May 21, 2008	Quitclaim	Quit Claim Transfer			
Mar 24, 2008	Recorded document	Grant Deed			
Mar 24, 2008	Resale	Grant Deed	\$233,000	\$129	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kendyl Depoali Middle School	Middle	6–8	0.4 mi
Nick Poulakidas Elementary School	Elementary	KG–5	0.6 mi
Damonte Ranch High School	High	9–12	1.6 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 CRIME INDEX	95 AIR POLLUTION	42,832 POPULATION	\$110K MEDIAN IN-COME	50°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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