

Single Family Residence

RESIDENTIAL

4255 RANCHITA WAY

RENO, NV 89502

\$580,404 TopHap Estimate · \$304 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,910 ft²

LIVING AREA

0.2 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$580K

\$562K low

\$599K high

Last Sale

\$355,000 · Jul 19, 2019

Est. Owner Equity

\$231,834

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$2,494 (2025)
Assessed Value	\$71,366
Previous Assessed	\$67,961
Assessor Market Value	\$203,904

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.20
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 670 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 17, 2019	Resale	Bargain And Sale Deed	\$355,000	\$186	\$349K
Feb 2, 2016	Resale	Grant Deed	\$210,000	\$110	\$206K
Nov 23, 2010	Resale	Grant Deed	\$146,000	\$76	\$141K
Aug 12, 2010	Foreclosure sale	Trustees Deed	\$218,467	\$114	
May 21, 2010	Quitclaim	Quit Claim Transfer			
Oct 22, 2007	Resale	Grant Deed	\$290,000	\$152	\$290K
Jun 13, 2003	Quitclaim	Quit Claim Transfer			\$117K
Apr 17, 2002	Non-arms-length	Grant Deed	\$117,300	\$61	
Apr 16, 2002	Non-arms-length	Grant Deed	\$117,300	\$61	\$117K
Aug 31, 1995	Resale	Grant Deed	\$140,000	\$73	\$112K
Apr 22, 1988	Resale	Grant Deed	\$103,000	\$54	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Donner Springs Elementary School	Elementary	KG–5	0.3 mi
Edward L. Pine Middle School	Middle	6–8	1.6 mi
Damonte Ranch High School	High	9–12	4.1 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 89502

119 CRIME INDEX	95 AIR POLLUTION	46,975 POPULATION	\$61K 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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