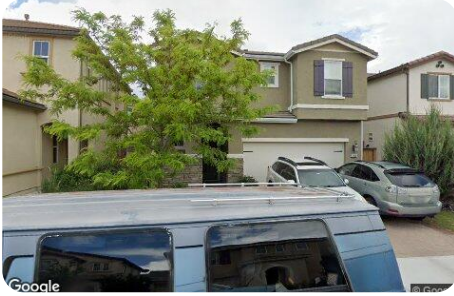


Single Family Residence **RESIDENTIAL**

## 2030 BEARS RANCH DR

RENO, NV 89521

**\$577,220** TopHap Estimate · \$315 / ft<sup>2</sup> · confidence 94 · as of Jun 23, 2026



**3**  
BEDS

**3**  
BATHS

**1,835 ft<sup>2</sup>**  
LIVING AREA

**3,200 ft<sup>2</sup>**  
LOT SIZE

**2011**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

### VALUATION

**\$577K**

\$543K low

\$612K high

Est. Owner Equity

**\$577,220**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,954 (2025) |
| Assessed Value        | \$119,526      |
| Previous Assessed     | \$118,068      |
| Assessor Market Value | \$341,504      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 0.07                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Concrete                   |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Garage        | Garage, Built-in           |
| Pool          | No                         |

Porch · 148 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| May 23, 2017 | Recorded document | Grant Deed            |           |        |        |
| Oct 20, 2015 | Recorded document | Affidavit Of Death    |           |        |        |
| Nov 20, 2013 | Resale            | Grant Deed            | \$238,000 | \$130  |        |
| May 24, 2011 | Resale            | Bargain And Sale Deed | \$183,000 | \$100  | \$178K |
| Dec 11, 2010 | Resale            | Grant Deed            | \$550,000 | \$300  |        |
| Mar 31, 2008 | Quitclaim         | Quit Claim Transfer   |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Kendyl Depoali Middle School      | Middle     | 6–8    | 0.5 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**

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>42,832</b><br>POPULATION | <b>\$110K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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