

Single Family Residence **RESIDENTIAL**

# 10080 BULL RIDER CT

RENO, NV 89521

**\$1,180,000** TopHap Estimate · \$369 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**3,195 ft<sup>2</sup>**

LIVING AREA

**0.31 ac**

LOT SIZE

**2007**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$1.2M**

**\$1.1M low**

**\$1.3M high**

Last Sale

**\$935,000 · Dec 3, 2021**

Est. Owner Equity

**\$555,000**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,831 (2025) |
| Assessed Value        | \$231,756      |
| Previous Assessed     | \$237,343      |
| Assessor Market Value | \$493,137      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | WASHOE                           |
| Lot (acres)   | 0.31                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Concrete                         |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | Yes                              |

Shed · 130 ft²

Porch · 605 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Nov 27, 2021 | Resale    | Bargain And Sale Deed | \$935,000 | \$293  | \$625K |
| Aug 2, 2019  | Quitclaim | Quit Claim Transfer   |           |        |        |
| Jun 12, 2018 | Resale    | Bargain And Sale Deed | \$635,000 | \$199  | \$318K |
| May 10, 2012 | Resale    | Grant Deed            | \$375,000 | \$117  | \$195K |
| Dec 27, 2007 | Resale    | Bargain And Sale Deed | \$480,000 | \$150  | \$150K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Damonte Ranch High School    | High       | 9–12   | 0.5 mi   |
| Kendyl Depoali Middle School | Middle     | 6–8    | 1.7 mi   |
| JWood Raw Elementary School  | Elementary | KG–5   | 1.9 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.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|