

Single Family Residence **RESIDENTIAL**

3155 HOLCOMB RANCH LN

RENO, NV 89511

\$2,238,630 TopHap Estimate · \$368 / ft² · confidence 86 · as of Jul 14, 2026



5

BEDS

5

BATHS

6,084 ft²

LIVING AREA

3.47 ac

LOT SIZE

2012

YEAR BUILT

3

STORIES

12

PARKING

VALUATION

\$2.2M

\$1.9M low

\$2.5M high

Last Sale

\$2,099,900 · Nov 8, 2024

Est. Owner Equity

\$558,730

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$19,580 (2025)
Assessed Value	\$845,679
Previous Assessed	\$828,901
Assessor Market Value	\$2,416,226

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	3.47
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Wood (Unspecified)
Roof	Metal
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Mixed
Pool	No

Balcony

Patio · 871 ft²

Porch · 1,307 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 21, 2024	Resale	Bargain And Sale Deed	\$2,099,900	\$345	\$1.7M
May 20, 2015	Quitclaim	Quit Claim Transfer			
Nov 5, 2010	Quitclaim	Quit Claim Transfer			
May 21, 2010	Resale	Grant Deed	\$505,000	\$83	
Feb 10, 2000	Resale	Grant Deed	\$444,000	\$73	\$434K
Aug 18, 1998	Resale	Grant Deed	\$395,000	\$65	
Dec 8, 1993	Quitclaim	Quit Claim Transfer			\$105K
Aug 11, 1992	Resale	Grant Deed	\$155,000	\$25	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Huffaker Elementary School	Elementary	KG–5	1.8 mi
Edward L. Pine Middle School	Middle	6–8	2.7 mi
Reno High School	High	9–12	5.2 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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