

Single Family Residence **RESIDENTIAL**

# 840 ROSEWOOD DR

RENO, NV 89509

**\$1,026,515** TopHap Estimate · \$463 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,216 ft<sup>2</sup>**

LIVING AREA

**0.34 ac**

LOT SIZE

**1991**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$1M**

\$921K low

\$1.1M high

Last Sale

**\$995,000 · Apr 23, 2021**

Est. Owner Equity

**\$526,515**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,444 (2025)</b> |
| Assessed Value        | <b>\$153,228</b>      |
| Previous Assessed     | <b>\$152,432</b>      |
| Assessor Market Value | <b>\$437,794</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>Washoe</b>                  |
| Lot (acres)   | <b>0.34</b>                    |
| Construction  | <b>Frame (Unspecified)</b>     |
| Foundation    | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Composition Shingle</b>     |
| Heating       | <b>Forced Air</b>              |
| Cooling       | <b>Yes</b>                     |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Attached</b>        |
| Pool          | <b>No</b>                      |

Deck · 122 ft²

Patio · 122 ft²

Porch · 235 ft²

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED                  | PRICE     | \$/FT² | LOAN   |
|---------------------|-----------------|-----------------------|-----------|--------|--------|
| <b>Jan 20, 2022</b> | Financing       | Intrafamily Transfer  |           |        |        |
| <b>Apr 22, 2021</b> | Resale          | Bargain And Sale Deed | \$995,000 | \$449  | \$500K |
| <b>Oct 18, 2017</b> | Resale          | Bargain And Sale Deed | \$732,500 | \$331  | \$413K |
| <b>Feb 20, 2009</b> | Resale          | Bargain And Sale Deed | \$264,000 | \$119  | \$321K |
| <b>Jul 9, 2008</b>  | Non-arms-length | Trustees Deed         | \$375,820 | \$170  |        |
| <b>Nov 18, 2002</b> | Quitclaim       | Quit Claim Transfer   |           |        | \$300K |
| <b>Aug 13, 1993</b> | Resale          | Grant Deed            | \$230,000 | \$104  | \$160K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| <b>Jessie Beck Elementary School</b> | Elementary | KG–5   | 0.3 mi   |
| <b>Reno High School</b>              | High       | 9–12   | 1.1 mi   |

|                                |        |     |        |
|--------------------------------|--------|-----|--------|
| Darrell C. Swope Middle School | Middle | 6–8 | 1.5 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 89509

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>103</div> <div>CRIME INDEX</div> | <div>94</div> <div>AIR POLLUTION</div> | <div>36,556</div> <div>POPULATION</div> | <div>\$89K</div> <div>MEDIAN IN-COME</div> | <div>51°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|