

Single Family Residence **RESIDENTIAL**

170 PLEASANT VALLEY DR

RENO, NV 89521

\$981,329 TopHap Estimate · \$312 / ft² · confidence 78 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,144 ft²
LIVING AREA

1.41 ac
LOT SIZE

1994
YEAR BUILT

2
STORIES

7
PARKING

VALUATION

\$981K

\$769K low

\$1.2M high

Last Sale

\$920,000 · Mar 7, 2025

Est. Owner Equity

\$168,329

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$5,617 (2025)
Assessed Value	\$219,545
Previous Assessed	\$218,353
Assessor Market Value	\$627,271

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	1.41
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Yes
Garage	Mixed
Pool	No

Balcony

Patio · 581 ft²

Porch · 70 ft²

CLIMATE RISK

1 FLOOD	79 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 3, 2025	Resale	Bargain And Sale Deed	\$920,000	\$293	\$71K
Mar 5, 2019	Recorded document	Affidavit Of Death			
Jul 31, 1990	Resale	Grant Deed	\$33,000	\$10	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pleasant Valley Elementary School	Elementary	KG–5	0.8 mi
Galena High School	High	9–12	2.0 mi

Marce Herz Middle School	Middle	6–8	3.5 mi
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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

67 CRIME INDEX	95 AIR POLLUTION	42,832 POPULATION	\$110K MEDIAN IN-COME	50°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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