

Single Family Residence **RESIDENTIAL**

2255 HOLCOMB RANCH LN

RENO, NV 89511

\$1,847,643 TopHap Estimate · \$855 / ft² · confidence 82 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,160 ft²

LIVING AREA

3.84 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$1.8M

\$1.5M low

\$2.2M high

Last Sale

\$650,000 · Jan 31, 2001

Est. Owner Equity

\$1,352,643

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$7,070 (2025)
Assessed Value	\$397,360
Previous Assessed	\$372,751
Assessor Market Value	\$1,135,314

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	3.84
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Mixed
Pool	Yes

Deck · 276 ft²

Patio · 276 ft²

Porch · 7,264 ft²

Guest house

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 31, 2001	Resale	Trustees Deed	\$650,000	\$301	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Huffaker Elementary School	Elementary	KG–5	2.1 mi
Edward L. Pine Middle School	Middle	6–8	2.8 mi
Reno High School	High	9–12	5.6 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 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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