

Single Family Residence **RESIDENTIAL**

2040 BEARS RANCH DR

RENO, NV 89521

\$638,644 TopHap Estimate · \$320 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,993 ft²
LIVING AREA

3,200 ft²
LOT SIZE

2013
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$639K

\$619K low

\$658K high

Last Sale

\$315,000 · Nov 16, 2016

Est. Owner Equity

\$402,394

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$3,205 (2025)
Assessed Value	\$127,276
Previous Assessed	\$125,819
Assessor Market Value	\$363,646

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.07
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 54 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 1, 2016	Resale	Bargain And Sale Deed	\$315,000	\$158	\$236K
Jun 7, 2013	Resale	Bargain And Sale Deed	\$241,000	\$121	\$236K
Oct 17, 2012	Resale	Grant Deed	\$434,000	\$218	
Oct 12, 2012	Recorded document	Grant Deed			
Mar 31, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kendyl Depoali Middle School	Middle	6–8	0.5 mi
Nick Poulakidas Elementary School	Elementary	KG–5	0.6 mi
Damonte Ranch High School	High	9–12	1.6 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 89521

67 CRIME INDEX	95 AIR POLLUTION	42,832 POPULATION	\$110K MEDIAN IN-COME	50°F AVG TEMP	79% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------