

Single Family Residence

RESIDENTIAL

2050 BEARS RANCH DR

RENO, NV 89521

\$595,142 TopHap Estimate · \$333 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,785 ft²

LIVING AREA

3,206 ft²

LOT SIZE

2013

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$595K

\$571K low

\$619K high

Last Sale

\$358,000 · Jan 31, 2020

Est. Owner Equity

\$308,742

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$3,009 (2025)
Assessed Value	\$120,951
Previous Assessed	\$119,452
Assessor Market Value	\$345,574

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
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Porch · 53 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 22, 2021	Financing	Intrafamily Transfer			
Jan 22, 2020	Resale	Grant Deed	\$358,000	\$201	\$286K
Jul 19, 2016	Financing	Intrafamily Transfer			\$244K
Jun 27, 2013	Quitclaim	Quit Claim Transfer			
Jun 12, 2013	Resale	Grant Deed	\$219,000	\$123	\$215K
Oct 17, 2012	Resale	Grant Deed	\$434,000	\$243	
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	Owner occupied
-----------	----------------