

Single Family Residence

RESIDENTIAL

2195 BEARS RANCH DR

RENO, NV 89521

\$637,386 TopHap Estimate · \$320 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,993 ft²

LIVING AREA

3,511 ft²

LOT SIZE

2013

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$637K

\$622K low

\$652K high

Last Sale

\$400,000 · Apr 2, 2018

Est. Owner Equity

\$637,386

TAX & ASSESSMENT

Property Tax	\$4,340 (2025)
Assessed Value	\$127,754
Previous Assessed	\$126,285
Assessor Market Value	\$365,010

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.08
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
Dec 10, 2021	Financing	Intrafamily Transfer			
Oct 26, 2018	Quitclaim	Quit Claim Transfer			
Oct 26, 2018	Recorded document	Affidavit Of Death			
Mar 30, 2018	Resale	Grant Deed	\$400,000	\$201	
Aug 11, 2014	Resale	Bargain And Sale Deed	\$265,000	\$133	\$252K
Oct 4, 2013	Resale	Bargain And Sale Deed	\$276,500	\$139	\$221K
Mar 15, 2013	Resale	Grant Deed	\$403,000	\$202	
Mar 13, 2013	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	0.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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