

Single Family Residence **RESIDENTIAL**

2175 BEARS RANCH DR

RENO, NV 89521

\$652,218 TopHap Estimate · \$332 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,962 ft²
LIVING AREA

3,334 ft²
LOT SIZE

2013
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$652K

\$627K low

\$678K high

Last Sale

\$305,500 · Sep 25, 2015

Est. Owner Equity

\$652,218

TAX & ASSESSMENT

Property Tax	\$4,247 (2025)
Assessed Value	\$125,590
Previous Assessed	\$124,126
Assessor Market Value	\$358,829

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 · 63 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 2, 2021	Financing	Intrafamily Transfer			
Sep 22, 2015	Resale	Grant Deed	\$305,500	\$156	
Aug 9, 2013	Resale	Bargain And Sale Deed	\$253,500	\$129	\$241K
Mar 15, 2013	Resale	Grant Deed	\$403,000	\$205	
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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