

Single Family Residence

**RESIDENTIAL**

# 12625 ROSEVIEW LN

RENO, NV 89511

**\$955,131** TopHap Estimate · \$401 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,380 ft<sup>2</sup>**

LIVING AREA

**0.55 ac**

LOT SIZE

**1987**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$955K**

\$883K low

\$1M high

Est. Owner Equity

**\$805,131**

Loan-to-Value

**16%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,659 (2025) |
| Assessed Value        | \$154,393      |
| Previous Assessed     | \$139,930      |
| Assessor Market Value | \$441,123      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.55                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Concrete                |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 172 ft²

Patio · 172 ft²

Porch · 104 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-------|--------|--------|
| Aug 26, 2011 | Financing         | Intrafamily Transfer |       |        | \$150K |
| Sep 8, 2005  | Quitclaim         | Quit Claim Transfer  |       |        |        |
| Sep 8, 2005  | Recorded document | Affidavit Of Death   |       |        |        |
| Jan 29, 1999 | Financing         | Grant Deed           |       |        | \$184K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Marce Herz Middle School         | Middle     | 6–8    | 0.7 mi   |
| Elizabeth Lenz Elementary School | Elementary | KG–5   | 1.2 mi   |
| Galena High School               | High       | 9–12   | 2.1 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>30,600</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>42°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|