

Single Family Residence **RESIDENTIAL**

# 3705 BOULDER PATCH

RENO, NV 89511

**\$1,987,877** TopHap Estimate · \$728 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**5**

BATHS

**2,730 ft<sup>2</sup>**

LIVING AREA

**0.97 ac**

LOT SIZE

**2014**

YEAR BUILT

**1**

STORIES

**4**

PARKING

## VALUATION

**\$2M**

**\$1.8M low**

**\$2.2M high**

Last Sale

**\$1,910,000 · Sep 25, 2025**

Est. Owner Equity

**\$1,987,877**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,219 (2025) |
| Assessed Value        | \$536,747       |
| Previous Assessed     | \$524,923       |
| Assessor Market Value | \$1,533,564     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.97                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Concrete                |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Wet bar

Deck · 240 ft²

Patio · 240 ft²

Porch · 447 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-------------|--------|--------|
| Sep 23, 2025 | Resale    | Bargain And Sale Deed | \$1,910,000 | \$700  |        |
| Jun 1, 2021  | Financing | Intrafamily Transfer  |             |        |        |
| Oct 6, 2014  | Resale    | Grant Deed            | \$974,500   | \$357  | \$350K |
| Oct 6, 2014  | Resale    | Grant Deed            | \$73,500    | \$27   |        |
| Dec 13, 2005 | Quitclaim | Quit Claim Transfer   |             |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Galena High School               | High       | 9–12   | 0.5 mi   |
| Marce Herz Middle School         | Middle     | 6–8    | 1.1 mi   |
| Ted Hunsburger Elementary School | Elementary | KG–5   | 1.3 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>Absentee owner</b> |
|-----------|-----------------------|