

Single Family Residence

RESIDENTIAL

2140 BEARS RANCH DR

RENO, NV 89521

\$586,358 TopHap Estimate · \$328 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,785 ft²

LIVING AREA

2,891 ft²

LOT SIZE

2013

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$586K

\$569K low

\$604K high

Last Sale

\$225,500 · Jul 18, 2013

Est. Owner Equity

\$383,439

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$3,009 (2025)
Assessed Value	\$120,031
Previous Assessed	\$118,487
Assessor Market Value	\$342,945

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
Garage	Garage, Built-in
Pool	No

Porch · 53 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 21, 2022	Financing	Intrafamily Transfer			
Jul 5, 2013	Resale	Bargain And Sale Deed	\$225,500	\$126	\$203K
Oct 12, 2012	Recorded document	Grant Deed			
Oct 17, 2012	Resale	Grant Deed	\$434,000	\$243	
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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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