

Single Family Residence **RESIDENTIAL**

# 2160 BEARS RANCH DR

RENO, NV 89521

**\$639,780** TopHap Estimate · \$326 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**1,962 ft<sup>2</sup>**  
LIVING AREA

**2,894 ft<sup>2</sup>**  
LOT SIZE

**2013**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$640K**

\$617K low

\$663K high

Last Sale

**\$390,000 · Jun 17, 2019**

Est. Owner Equity

**\$639,780**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,163 (2025) |
| Assessed Value        | \$126,063      |
| Previous Assessed     | \$124,587      |
| Assessor Market Value | \$360,179      |

## 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 · 63 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| Jun 10, 2025 | Financing         | Intrafamily Transfer  |           |        |        |
| Jun 14, 2019 | Resale            | Grant Deed            | \$390,000 | \$199  |        |
| Nov 15, 2018 | Resale            | Bargain And Sale Deed | \$395,000 | \$201  | \$197K |
| Nov 15, 2018 | Quitclaim         | Quit Claim Transfer   |           |        |        |
| Sep 11, 2013 | Resale            | Bargain And Sale Deed | \$240,000 | \$122  | \$236K |
| Mar 13, 2013 | Recorded document | Grant Deed            |           |        |        |
| Mar 15, 2013 | Resale            | Grant Deed            | \$403,000 | \$205  |        |
| 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.

NEIGHBORHOOD · ZIP 89521

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>67</div> <div>CRIME INDEX</div> | <div>95</div> <div>AIR POLLUTION</div> | <div>42,832</div> <div>POPULATION</div> | <div>\$110K</div> <div>MEDIAN IN-COME</div> | <div>50°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|