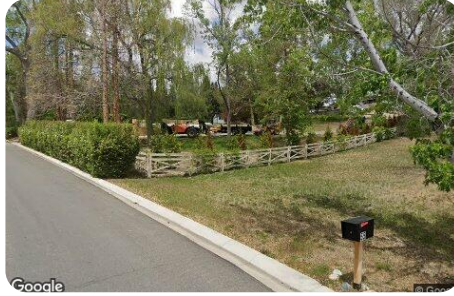


Single Family Residence **RESIDENTIAL**

55 RANCHO MANOR DR

RENO, NV 89509

\$1,066,343 TopHap Estimate · \$346 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,079 ft²

LIVING AREA

0.65 ac

LOT SIZE

1968

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1.1M

\$959K low

\$1.2M high

Last Sale

\$285,000 · Feb 27, 2012

Est. Owner Equity

\$812,218

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$4,075 (2025)
Assessed Value	\$144,516
Previous Assessed	\$144,516
Assessor Market Value	\$412,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Washoe
Lot (acres)	0.65
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached

Deck · 648 ft²

Patio · 648 ft²

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 29, 2026	Financing	Intrafamily Transfer			
Feb 24, 2012	Resale	Bargain And Sale Deed	\$285,000	\$93	\$254K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jessie Beck Elementary School	Elementary	KG–5	0.7 mi
Reno High School	High	9–12	1.6 mi
Darrell C. Swope Middle School	Middle	6–8	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 89509

103 CRIME INDEX	94 AIR POLLUTION	36,556 POPULATION	\$89K MEDIAN IN-COME	51°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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