

Single Family Residence

RESIDENTIAL

33 RANCHO MANOR DR

RENO, NV 89509

\$870,832 TopHap Estimate · \$528 / ft² · confidence 74 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,650 ft²

LIVING AREA

0.35 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

VALUATION

\$871K

\$646K low

\$1.1M high

Est. Owner Equity

\$745,832

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$2,313 (2025)
Assessed Value	\$109,851
Previous Assessed	\$107,305
Assessor Market Value	\$313,858

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.35
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Pool	No

Deck · 120 ft²

Patio · 120 ft²

Porch · 894 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 18, 2013	Quitclaim	Quit Claim Transfer			
Jan 18, 2013	Financing	Intrafamily Transfer			\$125K
Apr 12, 2010	Quitclaim	Quit Claim Transfer			
Jul 31, 2007	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

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