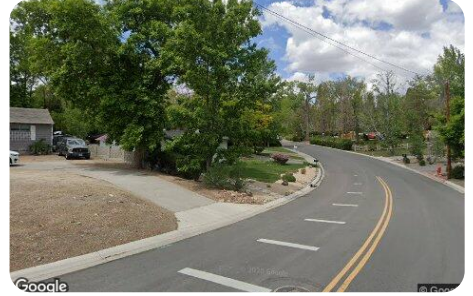


Single Family Residence **RESIDENTIAL**

70 RANCHO MANOR DR

RENO, NV 89509

\$541,877 TopHap Estimate · \$513 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,056 ft²
LIVING AREA

0.33 ac
LOT SIZE

1949
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$542K

\$516K low

\$568K high

Last Sale

\$405,000 · Feb 21, 2020

Est. Owner Equity

\$541,877

TAX & ASSESSMENT

Property Tax	\$1,920 (2025)
Assessed Value	\$94,304
Previous Assessed	\$91,905
Assessor Market Value	\$269,438

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.33
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 45 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 20, 2020	Resale	Grant Deed	\$405,000	\$384	
Aug 29, 2017	Resale	Grant Deed	\$350,000	\$331	
May 27, 2014	Resale	Bargain And Sale Deed	\$262,000	\$248	\$245K
Sep 17, 2013	Quitclaim	Quit Claim Transfer			
Oct 24, 2013	Recorded document	Grant Deed			
Sep 17, 2013	Quitclaim	Quit Claim Transfer			
Sep 17, 2013	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jessie Beck Elementary School	Elementary	KG–5	0.8 mi
Darrell C. Swope Middle School	Middle	6–8	1.7 mi
Reno High School	High	9–12	1.7 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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