

Single Family Residence **RESIDENTIAL**

80 RANCHO MANOR DR

RENO, NV 89509

\$1,505,246 TopHap Estimate · \$426 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

3
BATHS

3,536 ft²
LIVING AREA

0.41 ac
LOT SIZE

1943
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$610,000 · Jul 13, 2015

Est. Owner Equity

\$1,017,246

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$5,655 (2025)
Assessed Value	\$190,691
Previous Assessed	\$190,517
Assessor Market Value	\$544,832

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Washoe
Lot (acres)	0.41
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Patio · 168 ft²

Porch · 128 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 13, 2015	Quitclaim	Quit Claim Transfer			
Jun 24, 2015	Resale	Bargain And Sale Deed	\$610,000	\$173	\$488K
Aug 8, 1991	Resale	Grant Deed	\$100,250	\$28	

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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