

Single Family Residence **RESIDENTIAL**

90 RANCHO MANOR DR

RENO, NV 89509

\$760,162 TopHap Estimate · \$461 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,650 ft²

LIVING AREA

0.69 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$760K

\$705K low

\$815K high

Est. Owner Equity

\$446,162

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$2,527 (2025)
Assessed Value	\$127,025
Previous Assessed	\$124,038
Assessor Market Value	\$362,927

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.69
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 670 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 27, 2001	Quitclaim	Quit Claim Transfer			\$214K
Sep 30, 1997	Quitclaim	Quit Claim Transfer			\$165K

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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