

Single Family Residence **RESIDENTIAL**

44 RANCHO MANOR DR

RENO, NV 89509

\$937,093 TopHap Estimate · \$399 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,351 ft²

LIVING AREA

0.58 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$937K

\$871K low

\$1M high

Last Sale

\$415,000 · Jul 8, 2013

Est. Owner Equity

\$658,093

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$3,566 (2025)
Assessed Value	\$127,275
Previous Assessed	\$124,320
Assessor Market Value	\$363,643

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.58
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 1,034 ft²

Patio · 1,034 ft²

Porch · 951 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 22, 2014	Quitclaim	Quit Claim Transfer			
Jul 2, 2013	Resale	Bargain And Sale Deed	\$415,000	\$177	\$315K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jessie Beck Elementary School	Elementary	KG–5	0.8 mi
Darrell C. Swope Middle School	Middle	6–8	1.6 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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