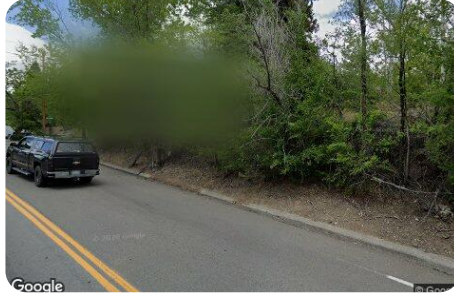


Single Family Residence **RESIDENTIAL**

99 RANCHO MANOR DR

RENO, NV 89509

\$903,953 TopHap Estimate · \$487 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,855 ft²
LIVING AREA

0.9 ac
LOT SIZE

1951
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$904K

\$822K low

\$986K high

Est. Owner Equity

\$267,953

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$2,431 (2025)
Assessed Value	\$127,908
Previous Assessed	\$124,860
Assessor Market Value	\$365,450

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.90
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Wood Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 562 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 22, 2016	Non-arms-length	Grant Deed	\$400,000	\$216	\$320K
Mar 16, 2004	Recorded document	Grant Deed			
Mar 10, 2004	Quitclaim	Quit Claim Transfer			
Mar 16, 2004	Quitclaim	Quit Claim Transfer			\$250K
Jun 30, 1999	Non-arms-length	Grant Deed	\$52,500	\$28	\$99K

ASSIGNED SCHOOLS

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