

Single Family Residence

**RESIDENTIAL**

# 2065 BEARS RANCH DR

RENO, NV 89521

**\$583,978** TopHap Estimate · \$327 / ft<sup>2</sup> · confidence 90 · as of Jun 23, 2026



**3**

BEDS

**3**

BATHS

**1,785 ft<sup>2</sup>**

LIVING AREA

**3,150 ft<sup>2</sup>**

LOT SIZE

**2013**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$584K**

\$526K low

\$642K high

Last Sale

**\$470,000 · Nov 2, 2020**

Est. Owner Equity

**\$210,378**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,268 (2025) |
| Assessed Value        | \$120,926      |
| Previous Assessed     | \$119,441      |
| Assessor Market Value | \$345,502      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 0.07                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Concrete                   |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Fireplace     | Yes                        |
| Garage        | Garage, Built-in           |
| Pool          | No                         |

Porch · 53 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| Oct 29, 2020 | Resale            | Bargain And Sale Deed | \$470,000 | \$263  | \$374K |
| Sep 12, 2018 | Resale            | Grant Deed            | \$395,000 | \$221  | \$240K |
| Aug 11, 2017 | Recorded document | Affidavit Of Death    |           |        |        |
| Aug 11, 2017 | Quitclaim         | Quit Claim Transfer   |           |        |        |
| Jul 5, 2013  | Resale            | Bargain And Sale Deed | \$255,000 | \$143  | \$250K |
| Oct 17, 2012 | Resale            | Grant Deed            | \$434,000 | \$243  |        |
| Mar 31, 2008 | Quitclaim         | Quit Claim Transfer   |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Kendyl Depoali Middle School      | Middle     | 6–8    | 0.5 mi   |
| Nick Poulakidas Elementary School | Elementary | KG–5   | 0.6 mi   |

|                                  |      |      |        |
|----------------------------------|------|------|--------|
| <b>Damonte Ranch High School</b> | 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 89521

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>42,832</b><br>POPULATION | <b>\$110K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|