

Single Family Residence

RESIDENTIAL

2035 BEARS RANCH DR

RENO, NV 89521

\$612,257 TopHap Estimate · \$312 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,962 ft²

LIVING AREA

2,800 ft²

LOT SIZE

2013

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$612K

\$583K low

\$641K high

Last Sale

\$250,000 · Sep 16, 2013

Est. Owner Equity

\$437,257

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$4,125 (2025)
Assessed Value	\$125,590
Previous Assessed	\$124,126
Assessor Market Value	\$358,829

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.06
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 63 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 27, 2013	Quitclaim	Quit Claim Transfer			
Sep 11, 2013	Resale	Grant Deed	\$250,000	\$127	
Oct 17, 2012	Resale	Grant Deed	\$434,000	\$221	
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
Damonte Ranch 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 89521

67 CRIME INDEX	95 AIR POLLUTION	42,832 POPULATION	\$110K MEDIAN IN-COME	50°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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