

Single Family Residence **RESIDENTIAL**

13965 RANCHEROS DR

RENO, NV 89521

\$726,960 TopHap Estimate · \$606 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,200 ft²

LIVING AREA

0.52 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$727K

\$699K low

\$755K high

Last Sale

\$475,000 · Jan 30, 2019

Est. Owner Equity

\$156,360

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$2,426 (2025)
Assessed Value	\$87,297
Previous Assessed	\$86,908
Assessor Market Value	\$249,421

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.52
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Balcony

Patio · 573 ft²

Porch · 741 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 24, 2019	Resale	Bargain And Sale Deed	\$475,000	\$396	\$451K
Dec 31, 2018	Resale	Grant Deed	\$475,000	\$396	
Nov 6, 2017	Resale	Bargain And Sale Deed	\$450,000	\$375	\$394K
Aug 23, 2012	Financing	Intrafamily Transfer			\$200K
Nov 13, 2006	Quitclaim	Quit Claim Transfer			\$242K
Jan 24, 2002	Quitclaim	Quit Claim Transfer			\$195K
Feb 22, 1996	Financing	Grant Deed			\$156K
Sep 29, 1993	Resale	Grant Deed	\$176,000	\$147	\$158K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brown Elementary School	Elementary	KG–5	0.4 mi
Galena High School	High	9–12	3.2 mi
Marce Herz Middle School	Middle	6–8	4.0 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	Owner occupied
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