

Single Family Residence **RESIDENTIAL**

2745 ROWLAND RD

RENO, NV 89509

\$767,364 TopHap Estimate · \$316 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,431 ft²

LIVING AREA

0.22 ac

LOT SIZE

1968

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$767K

\$654K low

\$880K high

Est. Owner Equity

\$0

Loan-to-Value

105%

TAX & ASSESSMENT

Property Tax	\$2,623 (2025)
Assessed Value	\$106,072
Previous Assessed	\$105,643
Assessor Market Value	\$303,062

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.22
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Wet bar

Porch · 420 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 1, 2021	Financing	Intrafamily Transfer			\$486K
Jun 28, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Mar 25, 2004	Quitclaim	Quit Claim Transfer			
Nov 26, 2002	Non-arms-length	Grant Deed	\$145,000	\$60	
Nov 25, 2002	Non-arms-length	Grant Deed	\$145,000	\$60	\$116K
Jun 24, 1999	Quitclaim	Quit Claim Transfer			\$189K
Jun 24, 1999	Quitclaim	Quit Claim Transfer			\$117K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Darrell C. Swope Middle School	Middle	6–8	0.1 mi
Roy Gomm Elementary School	Elementary	KG–5	0.7 mi
Reno High School	High	9–12	1.3 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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