

Single Family Residence **RESIDENTIAL**

# 7264 RUTHERFORD DR

RENO, NV 89506

**\$572,617** TopHap Estimate · \$295 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,943 ft<sup>2</sup>**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**2017**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$573K**

\$535K low

\$611K high

Last Sale

**\$370,000 · Jul 16, 2019**

Est. Owner Equity

**\$241,617**

Loan-to-Value

**59%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,091 (2025) |
| Assessed Value        | \$140,128      |
| Previous Assessed     | \$138,656      |
| Assessor Market Value | \$400,367      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 0.17                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 263 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| Jul 3, 2019  | Resale            | Bargain And Sale Deed | \$370,000 | \$190  | \$333K |
| Oct 25, 2016 | Resale            | Bargain And Sale Deed | \$320,000 | \$165  | \$314K |
| Oct 14, 2015 | Recorded document | Grant Deed            |           |        |        |
| Mar 11, 2012 | Resale            | Grant Deed            | \$354,000 | \$182  |        |
| Nov 18, 2009 | Financing         | Grant Deed            |           |        | \$20M  |
| Mar 30, 2006 | Quitclaim         | Quit Claim Transfer   |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Alice L. Smith Elementary School | Elementary | KG–5   | 0.3 mi   |
| North Valleys High School        | High       | 9–12   | 0.9 mi   |
| William O'Brien Middle School    | Middle     | 6–8    | 2.4 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 89506

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>72</div> <div>CRIME INDEX</div> | <div>95</div> <div>AIR POLLUTION</div> | <div>46,491</div> <div>POPULATION</div> | <div>\$79K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|