

Single Family Residence **RESIDENTIAL**

2055 PIPING ROCK DR

RENO, NV 89502

\$1,030,404 TopHap Estimate · \$323 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,187 ft²

LIVING AREA

0.47 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$1M

\$973K low

\$1.1M high

Last Sale

\$365,000 · Sep 16, 1996

Est. Owner Equity

\$853,204

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$4,504 (2025)
Assessed Value	\$208,922
Previous Assessed	\$205,183
Assessor Market Value	\$596,919

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.47
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 396 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 13, 2025	Financing	Intrafamily Transfer			
Jul 13, 2018	Quitclaim	Quit Claim Transfer			
Jun 16, 2017	Recorded document	Grant Deed			
Sep 16, 1996	Resale	Grant Deed	\$365,000	\$115	\$207K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hidden Valley Elementary School	Elementary	KG–5	0.3 mi
Earl Wooster High School	High	9–12	3.3 mi
Edward L. Pine Middle School	Middle	6–8	3.4 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 89502

119 CRIME INDEX	95 AIR POLLUTION	46,975 POPULATION	\$61K 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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