

Townhouse **RESIDENTIAL**

1940 BEARS RANCH DR

RENO, NV 89521

\$560,022 TopHap Estimate · \$325 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,723 ft²
LIVING AREA

3,200 ft²
LOT SIZE

2008
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$560K

\$515K low

\$605K high

Last Sale

\$555,000 · Aug 7, 2025

Est. Owner Equity

\$32,772

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$2,785 (2025)
Assessed Value	\$94,478
Previous Assessed	\$96,558
Assessor Market Value	\$269,937

PROPERTY FACTS

Property Type	Townhouse
County	Washoe
Lot (acres)	0.07
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 284 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 5, 2025	Resale	Bargain And Sale Deed	\$555,000	\$322	\$527K
Jul 26, 2023	Resale	Bargain And Sale Deed	\$510,000	\$296	
May 26, 2015	Resale	Grant Deed	\$290,000	\$168	\$232K
Aug 19, 2008	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kendyl Depoali Middle School	Middle	6–8	0.5 mi
Nick Poulakidas Elementary School	Elementary	KG–5	0.7 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	Owner occupied
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