

Single Family Residence **RESIDENTIAL**

77 RANCHO MANOR DR

RENO, NV 89509

\$1,256,854 TopHap Estimate · \$433 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,904 ft²

LIVING AREA

0.61 ac

LOT SIZE

1949

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$1,300,000 · May 9, 2023

Est. Owner Equity

\$530,653

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$3,912 (2025)
Assessed Value	\$145,516
Previous Assessed	\$144,428
Assessor Market Value	\$415,761

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.61
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 482 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 1, 2025	Financing	Intrafamily Transfer			
May 2, 2023	Resale	Bargain And Sale Deed	\$1,300,000	\$448	\$726K
Sep 20, 2017	Resale	Grant Deed	\$800,000	\$275	
Sep 20, 1996	Resale	Grant Deed	\$175,000	\$60	\$90K
Aug 30, 1991	Resale	Grant Deed	\$155,000	\$53	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jessie Beck Elementary School	Elementary	KG–5	0.8 mi
Reno High School	High	9–12	1.7 mi
Darrell C. Swope Middle School	Middle	6–8	1.7 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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