

Single Family Residence **RESIDENTIAL**

# 14585 RANCHEROS DR

RENO, NV 89521

**\$713,062** TopHap Estimate · \$392 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,820 ft<sup>2</sup>**

LIVING AREA

**0.52 ac**

LOT SIZE

**1977**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$713K**

\$688K low

\$738K high

Last Sale

**\$168,000 · Jul 16, 1996**

Est. Owner Equity

**\$645,062**

Loan-to-Value

**9%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,993 (2025) |
| Assessed Value        | \$89,177       |
| Previous Assessed     | \$90,584       |
| Assessor Market Value | \$254,792      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.52                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Evaporative             |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 1,444 ft²

Shed · 160 ft²

Patio · 1,444 ft²

Porch · 220 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN  |
|--------------|--------|------------|-----------|--------|-------|
| Jul 15, 1996 | Resale | Grant Deed | \$168,000 | \$92   | \$68K |
| Jan 18, 1989 | Resale | Grant Deed | \$112,500 | \$62   |       |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Brown Elementary School  | Elementary | KG–5   | 0.6 mi   |
| Galena High School       | High       | 9–12   | 3.1 mi   |
| Marce Herz Middle School | Middle     | 6–8    | 4.1 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>42,832</b><br>POPULATION | <b>\$110K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|