

Single Family Residence **RESIDENTIAL**

3450 ROLLING RIDGE RD

RENO, NV 89506

\$524,915 TopHap Estimate · \$300 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,747 ft²

LIVING AREA

0.96 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$525K

\$496K low

\$554K high

Est. Owner Equity

\$524,915

TAX & ASSESSMENT

Property Tax	\$1,748 (2025)
Assessed Value	\$81,793
Previous Assessed	\$81,892
Assessor Market Value	\$233,694

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.96
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 70 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 17, 2014	Recorded document	Affidavit Of Death			
Dec 17, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Valleys High School	High	9–12	0.5 mi
Alice L. Smith Elementary School	Elementary	KG–5	1.2 mi
William O'Brien Middle School	Middle	6–8	3.8 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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------