

Single Family Residence **RESIDENTIAL**

10 RANCHO MANOR DR

RENO, NV 89509

\$1,131,419 TopHap Estimate · \$284 / ft² · confidence 79 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,981 ft²

LIVING AREA

0.3 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.1M

\$890K low

\$1.4M high

Last Sale

\$295,000 · Jul 31, 2013

Est. Owner Equity

\$769,619

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$4,099 (2025)
Assessed Value	\$137,252
Previous Assessed	\$134,295
Assessor Market Value	\$392,147

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.30
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 724 ft²

Patio · 724 ft²

Porch · 428 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 11, 2020	Quitclaim	Quit Claim Transfer			
Jul 18, 2014	Quitclaim	Quit Claim Transfer			
Jun 25, 2013	Resale	Grant Deed	\$295,000	\$74	\$195K
Feb 9, 2010	Resale	Grant Deed	\$239,000	\$60	\$239K
Aug 28, 2008	Non-arms-length	Trustees Deed	\$450,001	\$113	
Apr 2, 2007	Quitclaim	Quit Claim Transfer			
Apr 2, 2007	Quitclaim	Quit Claim Transfer			
Apr 2, 2007	Financing	Intrafamily Transfer			\$483K
Jul 8, 2005	Quitclaim	Quit Claim Transfer			
Feb 8, 2005	Quitclaim	Quit Claim Transfer			\$360K
Jul 2, 2003	Quitclaim	Quit Claim Transfer			\$325K

Aug 19, 2002	Resale	Grant Deed	\$291,300	\$73	\$232K
Aug 19, 2002	Recorded document	Grant Deed			
Aug 19, 2002	Recorded document	Grant Deed			
Dec 1, 1992	Resale	Grant Deed	\$174,000	\$44	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jessie Beck Elementary School	Elementary	KG–5	0.7 mi
Darrell C. Swope Middle School	Middle	6–8	1.5 mi
Reno 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 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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