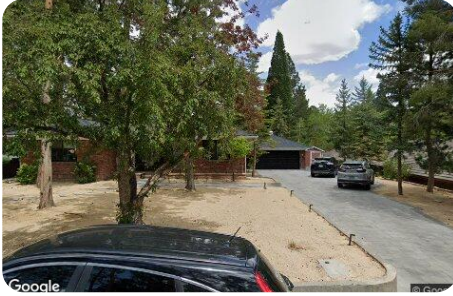


Single Family Residence **RESIDENTIAL**

13 RANCHO MANOR DR

RENO, NV 89509

\$1,085,154 TopHap Estimate · \$370 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,936 ft²
LIVING AREA

0.54 ac
LOT SIZE

1953
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$960,000 · Sep 1, 2023

Est. Owner Equity

\$624,904

Loan-to-Value

47%

TAX & ASSESSMENT

Assessed Value	\$123,342
Previous Assessed	\$121,993
Assessor Market Value	\$250,257

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.54
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

Porch · 240 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 28, 2026	Financing	Mortgage			\$460K
Aug 28, 2023	Resale	Bargain And Sale Deed	\$960,000	\$327	\$480K
Jul 13, 2021	Financing	Intrafamily Transfer			
Apr 13, 2020	Resale	Bargain And Sale Deed	\$575,000	\$196	\$572K

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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