

Single Family Residence **RESIDENTIAL**

25 RANCHO MANOR DR

RENO, NV 89509

\$1,273,416 TopHap Estimate · \$358 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,554 ft²

LIVING AREA

0.39 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$430,000 · Dec 14, 2000

Est. Owner Equity

\$1,039,560

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$7,669 (2025)
Assessed Value	\$242,974
Previous Assessed	\$242,395
Assessor Market Value	\$694,211

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.39
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 204 ft²

Patio · 976 ft²

Porch · 280 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 18, 2024	Financing	Intrafamily Transfer			
Dec 18, 2024	Financing	Affidavit Of Death Of Joint Tenant			
Mar 2, 2011	Quitclaim	Quit Claim Transfer			
Oct 11, 2010	Recorded document	Grant Deed			
Sep 29, 2010	Quitclaim	Quit Claim Transfer			
Oct 1, 2010	Quitclaim	Quit Claim Transfer			
Sep 29, 2010	Quitclaim	Quit Claim Transfer			
Dec 14, 2000	Resale	Grant Deed	\$430,000	\$121	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jessie Beck Elementary School	Elementary	KG–5	0.7 mi
Darrell C. Swope Middle School	Middle	6–8	1.6 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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