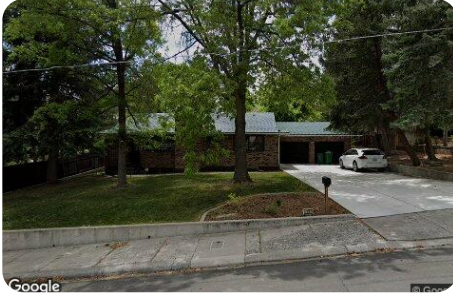


Single Family Residence **RESIDENTIAL**

30 RANCHO MANOR DR

RENO, NV 89509

\$1,118,627 TopHap Estimate · \$612 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,828 ft²
LIVING AREA

0.54 ac
LOT SIZE

1975
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$262,500 · Nov 10, 1999

Est. Owner Equity

\$636,627

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$3,658 (2025)
Assessed Value	\$127,048
Previous Assessed	\$126,779
Assessor Market Value	\$362,993

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.54
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 280 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 27, 2020	Quitclaim	Quit Claim Transfer			
Nov 10, 1999	Resale	Grant Deed	\$262,500	\$144	\$236K
Apr 28, 1989	Resale	Grant Deed	\$149,000	\$82	

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.