

Single Family Residence **RESIDENTIAL**

# 7296 RUTHERFORD DR

RENO, NV 89506

**\$544,732** TopHap Estimate · \$280 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,943 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2016**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$545K**

\$518K low

\$571K high

Last Sale

**\$343,000 · Apr 6, 2017**

Est. Owner Equity

**\$544,732**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,747 (2025) |
| Assessed Value        | \$136,102      |
| Previous Assessed     | \$138,383      |
| Assessor Market Value | \$300,798      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | WASHOE                           |
| Lot (acres)   | 0.18                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Porch · 263 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                               | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|------------------------------------|-----------|--------|--------|
| May 5, 2026  | Financing         | Bargain And Sale Deed              |           |        |        |
| Apr 15, 2026 | Financing         | Affidavit                          |           |        |        |
| Apr 16, 2026 | Financing         | Bargain And Sale Deed              |           |        |        |
| Nov 2, 2023  | Financing         | Affidavit Of Death Of Joint Tenant |           |        |        |
| Nov 2, 2023  | Financing         | Intrafamily Transfer               |           |        |        |
| Jun 4, 2016  | Resale            | Bargain And Sale Deed              | \$343,000 | \$177  | \$274K |
| Oct 14, 2015 | Recorded document | Grant Deed                         |           |        |        |
| Mar 11, 2012 | Resale            | Grant Deed                         | \$354,000 | \$182  |        |
| Nov 18, 2009 | Financing         | Grant Deed                         |           |        | \$20M  |
| Mar 30, 2006 | Quitclaim         | Quit Claim Transfer                |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Alice L. Smith Elementary School | Elementary | KG–5   | 0.4 mi   |
| North Valleys High School        | High       | 9–12   | 0.9 mi   |
| William O'Brien Middle School    | Middle     | 6–8    | 2.4 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

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

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|