

Single Family Residence **RESIDENTIAL**

# 155 MORGAN RANCH CT

RENO, NV 89510

**\$714,521** TopHap Estimate · \$291 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,452 ft<sup>2</sup>**

LIVING AREA

**5.02 ac**

LOT SIZE

**2016**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$715K**

\$686K low

\$743K high

Last Sale

**\$357,864 · Jan 21, 2016**

Est. Owner Equity

**\$245,371**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,035 (2025) |
| Assessed Value        | \$163,099      |
| Previous Assessed     | \$161,225      |
| Assessor Market Value | \$465,998      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 5.02                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 173 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Jan 17, 2016 | Resale    | Bargain And Sale Deed | \$357,864 | \$146  | \$331K |
| Jul 28, 2015 | Financing | Trustees Deed         |           |        | \$723K |
| Sep 8, 2014  | Resale    | Grant Deed            | \$950,000 | \$387  |        |
| May 4, 2011  | Quitclaim | Quit Claim Transfer   |           |        |        |
| Sep 12, 2006 | Quitclaim | Quit Claim Transfer   |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Alyce Savage Taylor Elementary School | Elementary | KG–5   | 10.0 mi  |
| Yvonne Shaw Middle School             | Middle     | 6–8    | 10.7 mi  |
| Spanish Springs High School           | High       | 9–12   | 10.7 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 89510

|                                       |                                        |                                        |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>156</div> <div>CRIME INDEX</div> | <div>91</div> <div>AIR POLLUTION</div> | <div>4,071</div> <div>POPULATION</div> | <div>\$65K</div> <div>MEDIAN IN-COME</div> | <div>50°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|