

Single Family Residence

RESIDENTIAL

# 205 MORGAN RANCH CT

RENO, NV 89510

**\$830,691** TopHap Estimate · \$291 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

**3**

BEDS

**4**

BATHS

**2,858 ft<sup>2</sup>**

LIVING AREA

**5.03 ac**

LOT SIZE

**2022**

YEAR BUILT

**1**

STORIES

**4**

PARKING

## VALUATION

**\$831K**

\$777K low

\$884K high

Last Sale

**\$800,000 · Apr 28, 2025**

Est. Owner Equity

**\$70,691**

Loan-to-Value

**91%**

## TAX & ASSESSMENT

Property Tax

**\$6,201 (2025)**

Assessed Value

**\$193,205**

Previous Assessed

**\$190,534**

Assessor Market Value

**\$552,013**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 5.03                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|-----------------------|-------------|--------------------|--------|
| Apr 23, 2025 | Resale            | Bargain And Sale Deed | \$800,000   | \$280              | \$760K |
| Mar 8, 2021  | Resale            | Bargain And Sale Deed | \$1,100,000 | \$385              | \$500K |
| Jun 25, 2020 | Financing         | Grant Deed            |             |                    | \$7.6M |
| Sep 8, 2014  | Resale            | Grant Deed            | \$950,000   | \$332              |        |
| May 4, 2011  | Recorded document | Grant Deed            |             |                    |        |
| 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    | 10.6 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|