

Single Family Residence

RESIDENTIAL

105 JAMES RANCH CT

RENO, NV 89510

\$795,175 TopHap Estimate · \$307 / ft² · confidence 97 · as of Jul 14, 2026



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BEDS

3

BATHS

2,590 ft²

LIVING AREA

5 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$795K

\$770K low

\$820K high

Last Sale

\$781,500 · Dec 8, 2025

Est. Owner Equity

\$169,975

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax

\$5,710 (2025)

Assessed Value

\$159,755

Previous Assessed

\$157,398

Assessor Market Value

\$456,442

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	5.00
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
Dec 1, 2025	Resale	Bargain And Sale Deed	\$781,500	\$302	\$625K
Oct 13, 2025	Financing	Intrafamily Transfer			
Dec 7, 2023	Financing	Intrafamily Transfer			
Apr 9, 2020	Resale	Grant Deed	\$537,000	\$207	\$325K
Apr 19, 2019	Quitclaim	Quit Claim Transfer			\$497K
Jan 24, 2016	Resale	Bargain And Sale Deed	\$367,203	\$142	\$375K
Jul 28, 2015	Financing	Trustees Deed			\$723K
Sep 8, 2014	Resale	Grant Deed	\$950,000	\$367	
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	9.8 mi
Yvonne Shaw Middle School	Middle	6–8	10.5 mi
Spanish Springs High School	High	9–12	10.6 mi

District: Washoe County School District



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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

156 CRIME INDEX	91 AIR POLLUTION	4,071 POPULATION	\$65K MEDIAN IN-COME	50°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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