

Single Family Residence **RESIDENTIAL**

# 205 JAMES RANCH CT

RENO, NV 89510

**\$734,759** TopHap Estimate · \$342 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026

**3**

BEDS

**2**

BATHS

**2,151 ft<sup>2</sup>**

LIVING AREA

**5.02 ac**

LOT SIZE

**2021**

YEAR BUILT

**1**

STORIES

**4**

PARKING

## VALUATION

**\$735K**

\$707K low

\$763K high

Last Sale

**\$645,000 · Feb 18, 2022**

Est. Owner Equity

**\$74,924**

Loan-to-Value

**104%**

## TAX & ASSESSMENT

Property Tax

**\$3,420 (2025)**

Assessed Value

**\$155,090**

Previous Assessed

**\$152,698**

Assessor Market Value

**\$443,115**

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                  | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|-----------------------|-------------|--------------------|--------|
| <b>Jul 31, 2023</b> | Financing         | Intrafamily Transfer  |             |                    |        |
| <b>Jan 31, 2022</b> | Resale            | Bargain And Sale Deed | \$645,000   | \$300              | \$660K |
| <b>Mar 8, 2021</b>  | Resale            | Bargain And Sale Deed | \$1,100,000 | \$511              | \$500K |
| <b>Jun 25, 2020</b> | Financing         | Grant Deed            |             |                    | \$7.6M |
| <b>Nov 21, 2017</b> | Financing         | Grant Deed            |             |                    | \$1.5M |
| <b>Sep 8, 2014</b>  | Resale            | Grant Deed            | \$950,000   | \$442              |        |
| <b>May 4, 2011</b>  | Recorded document | Grant Deed            |             |                    |        |
| <b>Sep 12, 2006</b> | Quitclaim         | Quit Claim Transfer   |             |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                                       | LEVEL      | GRADES | DISTANCE |
|----------------------------------------------|------------|--------|----------|
| <b>Alyce Savage Taylor Elementary School</b> | Elementary | KG–5   | 9.8 mi   |
| <b>Yvonne Shaw Middle School</b>             | Middle     | 6–8    | 10.5 mi  |
| <b>Spanish Springs High School</b>           | High       | 9–12   | 10.5 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> |
|-----------|-----------------------|