

Single Family Residence

RESIDENTIAL

255 JAMES RANCH CT

RENO, NV 89510

\$751,957 TopHap Estimate · \$313 / ft² · confidence 91 · as of Jul 14, 2026

3

BEDS

3

BATHS

2,404 ft²

LIVING AREA

5 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$752K

\$683K low

\$820K high

Last Sale

\$726,000 · May 27, 2025

Est. Owner Equity

\$250,957

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax

\$5,866 (2025)

Assessed Value

\$171,632

Previous Assessed

\$169,267

Assessor Market Value

\$490,376

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	5.00
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 20, 2025	Resale	Bargain And Sale Deed	\$726,000	\$302	\$501K
Mar 8, 2021	Resale	Bargain And Sale Deed	\$1,100,000	\$458	\$500K
Jun 25, 2020	Financing	Grant Deed			\$7.6M
Nov 21, 2017	Financing	Grant Deed			\$1.5M
Sep 8, 2014	Resale	Grant Deed	\$950,000	\$395	
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	9.7 mi
Yvonne Shaw Middle School	Middle	6–8	10.4 mi
Spanish Springs High School	High	9–12	10.4 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 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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