

Single Family Residence **RESIDENTIAL**

# 255 BRANDON RANCH CT

RENO, NV 89510

**\$684,058** TopHap Estimate · \$318 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026

**3**

BEDS

**2**

BATHS

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

LIVING AREA

**5 ac**

LOT SIZE

**2018**

YEAR BUILT

**1**

STORIES

**4**

PARKING

## VALUATION

**\$684K**

\$654K low

\$714K high

Last Sale

**\$433,000 · Jun 29, 2018**

Est. Owner Equity

**\$338,018**

Loan-to-Value

**58%**

## TAX & ASSESSMENT

Property Tax

**\$4,102 (2025)**

Assessed Value

**\$147,382**

Previous Assessed

**\$144,997**

Assessor Market Value

**\$421,091**

## PROPERTY FACTS

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

Porch · 494 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Jan 3, 2024  | Financing         | Intrafamily Transfer |           |        |        |
| Jun 29, 2018 | Resale            | Grant Deed           | \$433,000 | \$201  | \$346K |
| Nov 21, 2017 | Financing         | Grant Deed           |           |        | \$1.5M |
| Sep 8, 2014  | Resale            | Grant Deed           | \$950,000 | \$442  |        |
| 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   | 9.5 mi   |
| Yvonne Shaw Middle School             | Middle     | 6–8    | 10.2 mi  |
| Spanish Springs High School           | High       | 9–12   | 10.2 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> |
|-----------|-----------------------|