

Single Family Residence **RESIDENTIAL**

# 10086 IGNACIO CIR

RENO, NV 89521

**\$597,420** TopHap Estimate · \$369 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,620 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**2015**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$597K**

\$579K low

\$616K high

Last Sale

**\$560,000 · Feb 8, 2023**

Est. Owner Equity

**\$121,420**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,456 (2025) |
| Assessed Value        | \$132,331      |
| Previous Assessed     | \$129,433      |
| Assessor Market Value | \$378,088      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 0.12                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Concrete                   |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 256 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| May 9, 2025  | Financing | Intrafamily Transfer  |           |        |        |
| Mar 18, 2025 | Financing | Intrafamily Transfer  |           |        |        |
| Jan 25, 2023 | Resale    | Bargain And Sale Deed | \$560,000 | \$346  | \$476K |
| Jul 20, 2015 | Resale    | Grant Deed            | \$318,000 | \$196  |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Kendyl Depoali Middle School      | Middle     | 6–8    | 1.0 mi   |
| Nick Poulakidas Elementary School | Elementary | KG–5   | 1.0 mi   |
| Damonte Ranch High School         | High       | 9–12   | 1.2 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 89521

|                   |                     |                      |                          |                  |                 |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|
| 67<br>CRIME INDEX | 95<br>AIR POLLUTION | 42,832<br>POPULATION | \$110K<br>MEDIAN IN-COME | 50°F<br>AVG TEMP | 79%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|