

Single Family Residence **RESIDENTIAL**

# 10038 IGNACIO CIR

RENO, NV 89521

**\$629,068** TopHap Estimate · \$388 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

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

LIVING AREA

**0.15 ac**

LOT SIZE

**2015**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$629K**

\$609K low

\$649K high

Last Sale

**\$331,000 · Feb 29, 2016**

Est. Owner Equity

**\$91,268**

Loan-to-Value

**90%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,052 (2025) |
| Assessed Value        | \$139,561      |
| Previous Assessed     | \$136,430      |
| Assessor Market Value | \$398,747      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 0.14                       |
| 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   |
|-------------|--------|------------|-----------|--------|--------|
| Feb 4, 2016 | Resale | Grant Deed | \$331,000 | \$204  | \$265K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Kendyl Depoali Middle School      | Middle     | 6–8    | 0.9 mi   |
| Nick Poulakidas Elementary School | Elementary | KG–5   | 1.0 mi   |
| Damonte Ranch High School         | High       | 9–12   | 1.3 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>42,832</b><br>POPULATION | <b>\$110K</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> |
|-----------|-----------------------|