

Single Family Residence

**RESIDENTIAL**

# 3960 KETTLE ROCK DR

RENO, NV 89508

**\$483,725** TopHap Estimate · \$284 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,702 ft<sup>2</sup>**

LIVING AREA

**0.4 ac**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$484K**

\$450K low

\$517K high

Last Sale

**\$305,000 · May 25, 2005**

Est. Owner Equity

**\$100,875**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,804 (2025) |
| Assessed Value        | \$96,520       |
| Previous Assessed     | \$95,875       |
| Assessor Market Value | \$275,771      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.40                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 293 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jun 5, 2020  | Quitclaim | Quit Claim Transfer |           |        | \$159K |
| Jan 28, 2017 | Quitclaim | Quit Claim Transfer |           |        | \$147K |
| May 23, 2005 | Resale    | Grant Deed          | \$305,000 | \$179  | \$305K |
| Apr 20, 2000 | Resale    | Grant Deed          | \$142,000 | \$83   |        |
| Jul 28, 1999 | Financing | Grant Deed          |           |        | \$1.1M |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Nancy Gomes Elementary School | Elementary | KG–5   | 1.0 mi   |
| Cold Springs Middle School    | Middle     | 6–8    | 1.6 mi   |
| North Valleys High School     | High       | 9–12   | 10.1 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 89508

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>40</div> <div>CRIME INDEX</div> | <div>88</div> <div>AIR POLLUTION</div> | <div>14,337</div> <div>POPULATION</div> | <div>\$91K</div> <div>MEDIAN IN-COME</div> | <div>47°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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