

Single Family Residence **RESIDENTIAL**

13900 RANCHEROS DR

RENO, NV 89521

\$612,566 TopHap Estimate · \$295 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,078 ft²
LIVING AREA

0.52 ac
LOT SIZE

1965
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$613K

\$575K low

\$650K high

Last Sale

\$426,000 · Apr 7, 2017

Est. Owner Equity

\$338,566

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$1,986 (2025)
Assessed Value	\$89,254
Previous Assessed	\$90,621
Assessor Market Value	\$255,012

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.52
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 132 ft² Shed · 400 ft² Patio · 132 ft² Porch · 784 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 16, 2024	Financing	Intrafamily Transfer			
Apr 4, 2017	Resale	Bargain And Sale Deed	\$426,000	\$205	\$294K
Dec 16, 2013	Financing	Intrafamily Transfer			\$200K
Sep 11, 2012	Quitclaim	Quit Claim Transfer			
May 29, 1991	Resale	Grant Deed	\$129,900	\$63	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brown Elementary School	Elementary	KG–5	0.4 mi
Galena High School	High	9–12	3.3 mi
Marce Herz Middle School	Middle	6–8	4.0 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 CRIME INDEX	95 AIR POLLUTION	42,832 POPULATION	\$110K 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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