

Single Family Residence **RESIDENTIAL**

13940 RANCHEROS DR

RENO, NV 89521

\$756,750 TopHap Estimate · \$428 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,770 ft²

LIVING AREA

0.52 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$757K

\$699K low

\$814K high

Last Sale

\$170,000 · Oct 16, 1995

Est. Owner Equity

\$561,750

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$1,623 (2025)
Assessed Value	\$79,332
Previous Assessed	\$78,978
Assessor Market Value	\$226,663

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

Porch · 368 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 19, 2019	Quitclaim	Quit Claim Transfer			
Oct 16, 1995	Quitclaim	Quit Claim Transfer			
Oct 16, 1995	Resale	Trustees Deed	\$170,000	\$96	\$136K
Sep 22, 1995	Financing	Grant Deed			\$80K
Nov 15, 1993	Quitclaim	Quit Claim Transfer			\$55K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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