

Single Family Residence **RESIDENTIAL**

13820 RANCHEROS DR

RENO, NV 89521

\$779,347 TopHap Estimate · \$404 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,931 ft²
LIVING AREA

0.52 ac
LOT SIZE

1977
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$779K

\$720K low

\$839K high

Est. Owner Equity

\$651,747

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$2,174 (2025)
Assessed Value	\$97,093
Previous Assessed	\$98,357
Assessor Market Value	\$277,409

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
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 1,061 ft²

Patio · 1,061 ft²

Porch · 56 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 6, 2016	Quitclaim	Quit Claim Transfer			
May 14, 1993	Non-arms-length	Grant Deed	\$54,000	\$28	\$108K

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