

Single Family Residence **RESIDENTIAL**

13815 RANCHEROS DR

RENO, NV 89521

\$905,349 TopHap Estimate · \$349 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,594 ft²

LIVING AREA

0.52 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$905K

\$826K low

\$985K high

Est. Owner Equity

\$183,349

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$3,411 (2025)
Assessed Value	\$133,708
Previous Assessed	\$134,534
Assessor Market Value	\$382,022

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
Garage	Garage, Attached
Pool	No

Deck · 192 ft²

Patio · 192 ft²

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 26, 2024	Financing	Bargain And Sale Deed			
Jun 26, 2024	Resale	Bargain And Sale Deed	\$886,555	\$342	\$709K
Sep 6, 2010	Resale	Grant Deed	\$230,000	\$89	\$227K
Apr 23, 2010	Foreclosure sale	Trustees Deed	\$300,000	\$116	
Oct 18, 1990	Resale	Grant Deed	\$132,000	\$51	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brown Elementary School	Elementary	KG–5	0.3 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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