

Single Family Residence

RESIDENTIAL

13805 RANCHEROS DR

RENO, NV 89521

\$781,388

TopHap Estimate · \$450 / ft² · confidence 90 · as of Jul 14, 2026



5

BEDS

3

BATHS

1,736 ft²

LIVING AREA

0.52 ac

LOT SIZE

1965

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$781K

\$700K low

\$863K high

Last Sale

\$455,000 · Jun 3, 2004

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$1,598 (2025)
Assessed Value	\$90,939
Previous Assessed	\$90,472
Assessor Market Value	\$259,826

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
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 · 624 ft²

Patio · 624 ft²

Porch · 1,508 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 3, 2004	Resale	Grant Deed	\$455,000	\$262	\$364K

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	Absentee owner
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