

Single Family Residence **RESIDENTIAL**

9638 DECLAN DR

RENO, NV 89521

\$832,224 TopHap Estimate · \$332 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,507 ft²

LIVING AREA

0.19 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$832K

\$806K low

\$859K high

Last Sale

\$459,000 · Dec 2, 2016

Est. Owner Equity

\$529,224

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$5,437 (2025)
Assessed Value	\$174,375
Previous Assessed	\$172,535
Assessor Market Value	\$498,214

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.19
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 436 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 29, 2022	Financing	Intrafamily Transfer			
Jun 11, 2021	Financing	Intrafamily Transfer			\$303K
Nov 3, 2016	Resale	Grant Deed	\$459,000	\$183	\$344K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Nick Poulakidas Elementary School	Elementary	KG–5	0.7 mi
Kendyl Depoali Middle School	Middle	6–8	0.8 mi
Damonte Ranch High School	High	9–12	1.3 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
-----------	-----------------------