

Single Family Residence **RESIDENTIAL**

9646 DECLAN DR

RENO, NV 89521

\$817,274 TopHap Estimate · \$326 / ft² · confidence 96 · 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

\$817K

\$785K low

\$849K high

Last Sale

\$453,915 · Nov 23, 2016

Est. Owner Equity

\$454,144

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$5,448 (2025)
Assessed Value	\$173,353
Previous Assessed	\$171,464
Assessor Market Value	\$495,295

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
Garage	Garage, Attached
Pool	No

Porch · 436 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 8, 2016	Resale	Bargain And Sale Deed	\$454,000	\$181	\$363K

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

OWNERSHIP

Occupancy	Owner occupied
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