

Single Family Residence **RESIDENTIAL**

# 2197 BERKICH CT

RENO, NV 89521

**\$695,943** TopHap Estimate · \$403 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,729 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**2016**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$696K**

\$636K low

\$755K high

Last Sale

**\$660,000 · Jul 8, 2024**

Est. Owner Equity

**\$70,443**

Loan-to-Value

**91%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,246 (2025) |
| Assessed Value        | \$138,612      |
| Previous Assessed     | \$136,411      |
| Assessor Market Value | \$396,035      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 0.17                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 124 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Jul 1, 2024  | Resale    | Bargain And Sale Deed | \$660,000 | \$382  | \$627K |
| Apr 2, 2018  | Quitclaim | Quit Claim Transfer   |           |        |        |
| Sep 12, 2016 | Quitclaim | Quit Claim Transfer   |           |        |        |
| Sep 6, 2016  | Resale    | Bargain And Sale Deed | \$368,000 | \$213  | \$299K |

## 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   | 1.2 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>42,832</b><br>POPULATION | <b>\$110K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|