

Single Family Residence **RESIDENTIAL**

14725 RANCHEROS DR

RENO, NV 89521

\$617,856 TopHap Estimate · \$305 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,028 ft²

LIVING AREA

0.58 ac

LOT SIZE

1963

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$618K

\$602K low

\$633K high

Est. Owner Equity

\$283,906

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$1,388 (2025)
Assessed Value	\$92,072
Previous Assessed	\$91,733
Assessor Market Value	\$263,064

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Washoe
Lot (acres)	0.58
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Evaporative
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Shed · 384 ft²

Porch · 1,036 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 27, 2018	Quitclaim	Quit Claim Transfer			
Jun 22, 2015	Financing	Intrafamily Transfer			\$202K
Jan 11, 2011	Quitclaim	Quit Claim Transfer			
Sep 15, 2010	Resale	Grant Deed	\$200,000	\$99	\$212K
Mar 5, 2010	Non-arms-length	Trustees Deed	\$180,000	\$89	
May 26, 2004	Resale	Grant Deed	\$370,000	\$182	
May 26, 2004	Non-arms-length	Grant Deed	\$370,000	\$182	\$352K
Dec 4, 1998	Resale	Grant Deed	\$144,500	\$71	\$116K
Nov 19, 1992	Resale	Grant Deed	\$111,900	\$55	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brown Elementary School	Elementary	KG–5	0.8 mi
Galena High School	High	9–12	3.1 mi
Marce Herz Middle School	Middle	6–8	4.1 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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