

Single Family Residence **RESIDENTIAL**

3865 BOULDER PATCH

RENO, NV 89511

\$1,584,920 TopHap Estimate · \$447 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,543 ft²

LIVING AREA

0.37 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Last Sale

\$1,040,000 · Mar 17, 2015

Est. Owner Equity

\$752,920

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$8,984 (2025)
Assessed Value	\$421,204
Previous Assessed	\$412,452
Assessor Market Value	\$1,203,440

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.36
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 1,063 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 24, 2015	Quitclaim	Quit Claim Transfer			
Feb 24, 2015	Resale	Bargain And Sale Deed	\$1,040,000	\$294	\$832K
Feb 13, 2008	Resale	Bargain And Sale Deed	\$1,278,500	\$361	\$1M
Aug 13, 2007	Resale	Grant Deed	\$355,000	\$100	\$807K
Dec 13, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Galena High School	High	9–12	0.7 mi
Marce Herz Middle School	Middle	6–8	0.9 mi
Ted Hunsburger Elementary School	Elementary	KG–5	1.1 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 89511

65 CRIME INDEX	88 AIR POLLUTION	30,600 POPULATION	\$126K MEDIAN IN-COME	42°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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