

Townhouse **RESIDENTIAL**

1945 BEARS RANCH DR

RENO, NV 89521

\$567,678 TopHap Estimate · \$288 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,974 ft²

LIVING AREA

2,800 ft²

LOT SIZE

2008

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$568K

\$545K low

\$590K high

Last Sale

\$230,000 · Aug 14, 2008

Est. Owner Equity

\$363,678

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$2,639 (2025)
Assessed Value	\$98,081
Previous Assessed	\$100,097
Assessor Market Value	\$280,230

PROPERTY FACTS

Property Type	Townhouse
County	Washoe
Lot (acres)	0.06
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 162 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2015	Quitclaim	Quit Claim Transfer	\$255,000	\$129	\$204K
Jul 13, 2015	Non-arms-length	Trustees Deed	\$247,500	\$125	
Mar 13, 2008	Resale	Grant Deed	\$230,000	\$117	\$221K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kendyl Depoali Middle School	Middle	6–8	0.5 mi
Nick Poulakidas Elementary School	Elementary	KG–5	0.7 mi
Damonte Ranch High School	High	9–12	1.6 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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