

Single Family Residence **RESIDENTIAL**

## 2160 PEACEFUL VALLEY DR

RENO, NV 89521

**\$638,017** TopHap Estimate · \$349 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026

**3**

BEDS

**2**

BATHS

**1,830 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**2008**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$638K**

\$612K low

\$664K high

Last Sale

**\$556,000 · Jun 22, 2021**

Est. Owner Equity

**\$137,617**

Loan-to-Value

**81%**

### TAX & ASSESSMENT

Property Tax

**\$3,792 (2025)**

Assessed Value

**\$138,286**

Previous Assessed

**\$132,127**

Assessor Market Value

**\$395,104**

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 0.12                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Concrete                   |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 87 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------|-----------|--------|--------|
| Oct 18, 2021 | Financing | Transfer On Death Deed |           |        |        |
| Jun 22, 2021 | Resale    | Bargain And Sale Deed  | \$556,000 | \$304  | \$500K |
| Sep 27, 2016 | Resale    | Bargain And Sale Deed  | \$345,000 | \$189  | \$328K |
| Oct 25, 2012 | Quitclaim | Quit Claim Transfer    |           |        | \$263K |
| Mar 28, 2008 | Resale    | Grant Deed             | \$280,500 | \$153  | \$276K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Kendyl Depoali Middle School      | Middle     | 6–8    | 0.3 mi   |
| Nick Poulakidas Elementary School | Elementary | KG–5   | 0.4 mi   |
| Damonte Ranch High School         | High       | 9–12   | 2.0 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> |
|-----------|-----------------------|