

Single Family Residence

RESIDENTIAL

1945 BLACK SAND DR

RENO, NV 89521

\$568,511 TopHap Estimate · \$351 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

3

BATHS

1,619 ft²

LIVING AREA

3,075 ft²

LOT SIZE

2008

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$569K

\$532K low

\$605K high

Last Sale

\$228,135 · Aug 11, 2008

Est. Owner Equity

\$360,341

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax

\$2,758 (2025)

Assessed Value

\$110,329

Previous Assessed

\$108,963

Assessor Market Value

\$315,227

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.07
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Porch · 261 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 15, 2008	Resale	Grant Deed	\$228,500	\$141	\$208K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kendyl Depoali Middle School	Middle	6–8	0.4 mi
Nick Poulakidas Elementary School	Elementary	KG–5	0.6 mi
Damonte Ranch High School	High	9–12	1.7 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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