

Townhouse

RESIDENTIAL

1955 BEARS RANCH DR

RENO, NV 89521

\$472,108 TopHap Estimate · \$357 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

3

BATHS

1,323 ft²

LIVING AREA

2,800 ft²

LOT SIZE

2008

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$472K

\$429K low

\$515K high

Last Sale

\$140,000 · Jun 18, 2013

Est. Owner Equity

\$339,108

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$2,135 (2025)
Assessed Value	\$82,174
Previous Assessed	\$83,854
Assessor Market Value	\$234,783

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 · 92 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 27, 2023	Financing	Intrafamily Transfer			
Jun 29, 2012	Resale	Bargain And Sale Deed	\$140,000	\$106	\$133K
Feb 18, 2008	Resale	Grant Deed	\$189,000	\$143	\$185K

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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