

Townhouse **RESIDENTIAL**

1920 BEARS RANCH DR

RENO, NV 89521

\$466,694 TopHap Estimate · \$353 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

3
BATHS

1,323 ft²
LIVING AREA

3,275 ft²
LOT SIZE

2008
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$467K

\$434K low

\$499K high

Last Sale

\$440,000 · Feb 29, 2024

Est. Owner Equity

\$466,694

TAX & ASSESSMENT

Property Tax	\$2,424 (2025)
Assessed Value	\$83,393
Previous Assessed	\$85,113
Assessor Market Value	\$238,266

PROPERTY FACTS

Property Type	Townhouse
County	Washoe
Lot (acres)	0.07
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
Feb 20, 2024	Financing	Intrafamily Transfer			
Feb 20, 2024	Resale	Bargain And Sale Deed	\$440,000	\$333	
Nov 16, 2020	Financing	Intrafamily Transfer			\$234K
Nov 1, 2017	Quitclaim	Quit Claim Transfer			
Oct 30, 2017	Resale	Bargain And Sale Deed	\$300,000	\$227	\$240K
Dec 8, 2016	Resale	Bargain And Sale Deed	\$264,000	\$200	\$190K
Oct 20, 2016	Resale	Grant Deed	\$262,000	\$198	
Apr 28, 2015	Financing	Grant Deed			\$176K
Feb 5, 2008	Resale	Bargain And Sale Deed	\$181,000	\$137	\$178K

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	Absentee owner
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