

Townhouse **RESIDENTIAL**

1930 BEARS RANCH DR

RENO, NV 89521

\$537,520 TopHap Estimate · \$312 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,723 ft²

LIVING AREA

3,200 ft²

LOT SIZE

2008

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$538K

\$520K low

\$555K high

Last Sale

\$500,000 · Aug 22, 2022

Est. Owner Equity

\$137,520

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$2,928 (2025)
Assessed Value	\$94,635
Previous Assessed	\$96,689
Assessor Market Value	\$270,386

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 · 152 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 18, 2022	Resale	Bargain And Sale Deed	\$500,000	\$290	\$400K
Jul 24, 2020	Financing	Intrafamily Transfer			
Jul 24, 2020	Financing	Intrafamily Transfer			
Dec 22, 2019	Quitclaim	Quit Claim Transfer			
Dec 22, 2019	Quitclaim	Quit Claim Transfer			\$251K
Nov 2, 2018	Quitclaim	Quit Claim Transfer			
Jun 24, 2016	Resale	Bargain And Sale Deed	\$312,500	\$181	\$250K
Apr 3, 2015	Quitclaim	Quit Claim Transfer			
Feb 4, 2008	Resale	Grant Deed	\$236,000	\$137	\$231K

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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