

Townhouse

RESIDENTIAL

1960 BEARS RANCH DR

RENO, NV 89521

\$539,050 TopHap Estimate · \$309 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,745 ft²

LIVING AREA

3,200 ft²

LOT SIZE

2008

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$539K

\$522K low

\$556K high

Last Sale

\$343,000 · Jul 26, 2019

Est. Owner Equity

\$187,350

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$2,535 (2025)
Assessed Value	\$94,536
Previous Assessed	\$96,711
Assessor Market Value	\$270,102

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 · 12 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 26, 2019	Resale	Bargain And Sale Deed	\$343,000	\$197	\$306K
Feb 16, 2016	Quitclaim	Quit Claim Transfer			\$188K
Aug 14, 2013	Financing	Intrafamily Transfer			\$200K
Sep 9, 2008	Resale	Grant Deed	\$236,500	\$136	\$222K

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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