

Townhouse **RESIDENTIAL**

1980 BEARS RANCH DR

RENO, NV 89521

\$486,707 TopHap Estimate · \$368 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

3
BATHS

1,323 ft²
LIVING AREA

3,200 ft²
LOT SIZE

2008
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$487K

\$471K low

\$503K high

Last Sale

\$233,000 · Sep 3, 2015

Est. Owner Equity

\$256,707

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$2,193 (2025)
Assessed Value	\$82,907
Previous Assessed	\$84,593
Assessor Market Value	\$236,876

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

Patio · 288 ft²

Porch · 80 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2015	Resale	Bargain And Sale Deed	\$233,000	\$176	\$212K
Jul 28, 2014	Resale	Bargain And Sale Deed	\$205,000	\$155	\$177K
May 14, 2014	Resale	Grant Deed	\$180,000	\$136	
Mar 7, 2008	Resale	Grant Deed	\$188,000	\$142	\$184K

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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