

Single Family Residence **RESIDENTIAL**

1995 BEARS RANCH DR

RENO, NV 89521

\$578,681 TopHap Estimate · \$357 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,619 ft²
LIVING AREA

3,414 ft²
LOT SIZE

2008
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$579K

\$558K low

\$600K high

Est. Owner Equity

\$358,681

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$2,715 (2025)
Assessed Value	\$108,671
Previous Assessed	\$107,299
Assessor Market Value	\$310,489

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.08
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Porch · 261 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 10, 2015	Resale	Bargain And Sale Deed	\$252,000	\$156	\$220K
Aug 2, 2012	Quitclaim	Quit Claim Transfer			\$202K
May 12, 2008	Resale	Grant Deed	\$230,000	\$142	\$207K
May 16, 2008	Recorded document	Grant Deed			
Mar 31, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kendyl Depoali Middle School	Middle	6–8	0.5 mi
Nick Poulakidas Elementary School	Elementary	KG–5	0.6 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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