

Single Family Residence **RESIDENTIAL**

# 2742 MCCAULEY RANCH BLVD

RENO, NV 89521

**\$958,185** TopHap Estimate · \$512 / ft² · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**1,870 ft²**  
LIVING AREA

**0.26 ac**  
LOT SIZE

**2017**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$958K**

\$907K low

\$1M high

Last Sale

**\$574,500 · Aug 30, 2017**

Est. Owner Equity

**\$465,185**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,168 (2025) |
| Assessed Value        | \$267,085      |
| Previous Assessed     | \$257,745      |
| Assessor Market Value | \$763,100      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 0.26                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Concrete                   |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | Yes                        |

Wet bar Balcony Patio · 160 ft² Porch · 494 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Nov 3, 2021  | Financing | Intrafamily Transfer  |           |        |        |
| May 23, 2017 | Resale    | Bargain And Sale Deed | \$574,500 | \$307  | \$424K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Damonte Ranch High School    | High       | 9–12   | 0.3 mi   |
| JWood Raw Elementary School  | Elementary | KG–5   | 1.5 mi   |
| Kendyl Depoali Middle School | Middle     | 6–8    | 2.2 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>42,832</b><br>POPULATION | <b>\$110K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|