

Single Family Residence **RESIDENTIAL**

440 RUFFIAN CT

RENO, NV 89521

\$721,258 TopHap Estimate · \$401 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,800 ft²

LIVING AREA

0.15 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$721K

\$674K low

\$768K high

Last Sale

\$391,500 · Aug 22, 2006

Est. Owner Equity

\$462,258

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$3,261 (2025)
Assessed Value	\$144,186
Previous Assessed	\$137,711
Assessor Market Value	\$411,961

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 1,050 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 3, 2022	Financing	Intrafamily Transfer			
Feb 6, 2009	Financing	Intrafamily Transfer			\$259K
Mar 27, 2007	Quitclaim	Quit Claim Transfer			
Aug 16, 2006	Resale	Bargain And Sale Deed	\$391,500	\$218	\$261K
Aug 27, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brown Elementary School	Elementary	KG–5	0.5 mi
Galena High School	High	9–12	2.5 mi
Marce Herz Middle School	Middle	6–8	3.2 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

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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