

Single Family Residence **RESIDENTIAL**

1980 BECHTOL RIDGE CIR

RENO, NV 89523

\$1,079,788 TopHap Estimate · \$341 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,167 ft²

LIVING AREA

0.46 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$1.1M

\$942K low

\$1.2M high

Last Sale

\$1,055,000 · Jul 15, 2025

Est. Owner Equity

\$424,788

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$7,617 (2025)
Assessed Value	\$259,472
Previous Assessed	\$255,920
Assessor Market Value	\$741,348

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.46
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 204 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 8, 2025	Resale	Bargain And Sale Deed	\$1,055,000	\$333	\$655K
Jul 12, 2021	Resale	Bargain And Sale Deed	\$900,000	\$284	
Feb 26, 2018	Resale	Grant Deed	\$654,000	\$207	\$613K
Sep 30, 2010	Quitclaim	Quit Claim Transfer			
Sep 30, 2010	Financing	Intrafamily Transfer			\$212K
Apr 21, 2006	Non-arms-length	Grant Deed	\$754,000	\$238	
Apr 20, 2006	Resale	Bargain And Sale Deed	\$754,000	\$238	\$220K
Apr 20, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Westergard Elementary School	Elementary	KG–5	2.5 mi
B. D. Billingshurst Middle School	Middle	6–8	2.5 mi
Robert McQueen High School	High	9–12	2.9 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 89523

58 CRIME INDEX	87 AIR POLLUTION	40,260 POPULATION	\$97K MEDIAN IN-COME	46°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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