

Single Family Residence **RESIDENTIAL**

# 13675 DRESSAGE CT

RENO, NV 89521

**\$719,995** TopHap Estimate · \$392 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**  
BEDS

**2**  
BATHS

**1,835 ft<sup>2</sup>**  
LIVING AREA

**0.15 ac**  
LOT SIZE

**2006**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$720K**

\$699K low

\$741K high

Est. Owner Equity

**\$221,987**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,230 (2025) |
| Assessed Value        | \$145,619      |
| Previous Assessed     | \$138,489      |
| Assessor Market Value | \$416,053      |

## 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 · 57 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Oct 9, 2015  | Quitclaim | Quit Claim Transfer |           |        | \$185K |
| Sep 20, 2006 | Resale    | Grant Deed          | \$391,500 | \$213  | \$313K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Brown Elementary School  | Elementary | KG–5   | 0.3 mi   |
| Galena High School       | High       | 9–12   | 2.9 mi   |
| Marce Herz Middle School | Middle     | 6–8    | 3.5 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> |
|-----------|-----------------------|