

Single Family Residence

RESIDENTIAL

540 TERRACINA WAY

RENO, NV 89521

\$649,118 TopHap Estimate · \$353 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,837 ft²

LIVING AREA

0.14 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$649K

\$621K low

\$678K high

Last Sale

\$645,000 · Mar 17, 2026

Est. Owner Equity

\$649,118

TAX & ASSESSMENT

Property Tax	\$3,282 (2025)
Assessed Value	\$147,491
Previous Assessed	\$147,491
Assessor Market Value	\$421,404

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.14
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached

Porch · 97 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 17, 2026	Resale	Bargain And Sale Deed	\$645,000	\$351	
May 12, 2025	Financing	Intrafamily Transfer			
May 12, 2025	Financing	Intrafamily Transfer			\$70K
Dec 28, 2022	Financing	Intrafamily Transfer			
May 26, 2022	Resale	Bargain And Sale Deed	\$670,000	\$365	\$445K
Oct 22, 2007	Resale	Grant Deed	\$264,000	\$144	\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Damonte Ranch High School	High	9–12	1.7 mi
Kendyl Depoali Middle School	Middle	6–8	2.9 mi
JWood Raw Elementary School	Elementary	KG–5	3.0 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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