

Single Family Residence

RESIDENTIAL

18754 RYE PATCH CT

RENO, NV 89508

\$491,141 TopHap Estimate · \$283 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,735 ft²

LIVING AREA

0.23 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$491K

\$470K low

\$513K high

Last Sale

\$368,120 · Oct 21, 2020

Est. Owner Equity

\$134,065

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$3,276 (2025)
Assessed Value	\$128,757
Previous Assessed	\$122,604
Assessor Market Value	\$367,877

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 121 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 14, 2020	Resale	Bargain And Sale Deed	\$368,120	\$212	\$357K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cold Springs Middle School	Middle	6–8	0.6 mi
Michael Inskeep Elementary School	Elementary	KG–5	1.5 mi
North Valleys High School	High	9–12	10.0 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 89508

40 CRIME INDEX	88 AIR POLLUTION	14,337 POPULATION	\$91K MEDIAN IN-COME	47°F AVG TEMP	79% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------