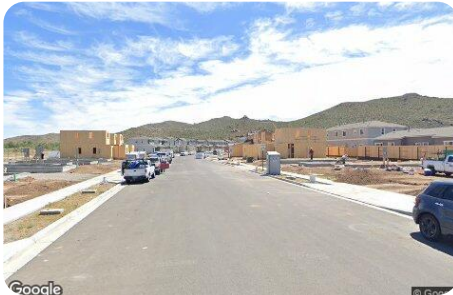


Residential - Vacant Land

RESIDENTIAL

896 ORCHARD ROCK DR

RENO, NV 89506



2,176 ft²
LOT SIZE

VALUATION

Last Sale

\$409,990 · Oct 14, 2025

TAX & ASSESSMENT

Property Tax	\$754 (2025)
Assessed Value	\$21,420
Previous Assessed	\$21,420
Assessor Market Value	\$61,200

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Washoe
Lot (acres)	0.05

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 6, 2025	Resale	Bargain And Sale Deed	\$409,990		\$403K
Nov 5, 2024	Resale	Bargain And Sale Deed	\$2,880,000		
May 1, 2024	Resale	Bargain And Sale Deed	\$8,040,000		\$804K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lemmon Valley Elementary School	Elementary	KG–5	1.5 mi
William O'Brien Middle School	Middle	6–8	1.7 mi
North Valleys High School	High	9–12	1.9 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 89506

72 CRIME INDEX	95 AIR POLLUTION	46,491 POPULATION	\$79K MEDIAN IN-COME	48°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied