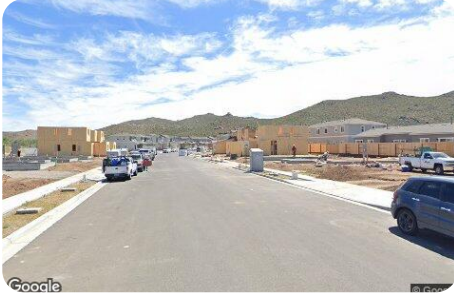


Townhouse **RESIDENTIAL**

860 ORCHARD ROCK DR

RENO, NV 89506

\$451,560 TopHap Estimate · \$346 / ft² · confidence 85 · as of Jun 23, 2026



3

BEDS

3

BATHS

1,306 ft²

LIVING AREA

2,140 ft²

LOT SIZE

2025

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$452K

\$384K low

\$519K high

Last Sale

\$428,100 · Aug 14, 2025

Est. Owner Equity

\$31,215

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$1,754 (2025)
Assessed Value	\$48,744
Previous Assessed	\$12,373
Assessor Market Value	\$139,269

PROPERTY FACTS

Property Type	Townhouse
County	Washoe
Lot (acres)	0.05
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached

Porch · 54 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 6, 2025	Resale	Bargain And Sale Deed	\$428,100	\$328	\$420K
Aug 7, 2024	Resale	Bargain And Sale Deed	\$2,880,000	\$2205	
May 1, 2024	Resale	Bargain And Sale Deed	\$8,040,000	\$6156	\$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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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