

Condominium

RESIDENTIAL

806 ORCHARD ROCK DR

RENO, NV 89506

\$519,141 TopHap Estimate · \$398 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,306 ft²

LIVING AREA

2,176 ft²

LOT SIZE

2025

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$519K

\$482K low

\$556K high

Last Sale

\$389,990 · Dec 2, 2025

Est. Owner Equity

\$136,216

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$2,373 (2025)
Assessed Value	\$87,725
Previous Assessed	\$12,373
Assessor Market Value	\$250,643

PROPERTY FACTS

Property Type	Condominium
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
Dec 1, 2025	Resale	Bargain And Sale Deed	\$389,990	\$299	\$383K
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	1.8 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
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