

Condominium

RESIDENTIAL

831 ORCHARD ROCK DR

RENO, NV 89506

\$543,983 TopHap Estimate · \$349 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,560 ft²

LIVING AREA

2,191 ft²

LOT SIZE

2025

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$544K

\$505K low

\$583K high

Last Sale

\$419,990 · Jul 30, 2025

Est. Owner Equity

\$131,601

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$3,469 (2025)
Assessed Value	\$95,587
Previous Assessed	\$12,373
Assessor Market Value	\$273,105

PROPERTY FACTS

Property Type	Condominium
County	Washoe
Lot (acres)	0.05
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 17, 2025	Resale	Bargain And Sale Deed	\$419,990	\$269	\$412K
Aug 7, 2024	Resale	Bargain And Sale Deed	\$2,880,000	\$1846	
May 1, 2024	Resale	Bargain And Sale Deed	\$8,040,000	\$5154	\$804K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lemmon Valley Elementary School	Elementary	KG–5	1.4 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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