

Single Family Residence

RESIDENTIAL

804 CASCADE RANGE DR

SPARKS, NV 89436

\$564,771 TopHap Estimate · \$339 / ft² · confidence 96 · as of Jul 14, 2026

4

BEDS

2

BATHS

1,668 ft²

LIVING AREA

0.12 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$565K

\$542K low

\$587K high

Last Sale

\$475,000 · Jan 21, 2025

Est. Owner Equity

\$564,771

TAX & ASSESSMENT

Assessed Value

\$143,418

Previous Assessed

\$20,790

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 60 ft²

CLIMATE RISK

1 FLOOD	76 WILDFIRE	57 HEAT	5 STORM	27 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 17, 2026	Financing	Bargain And Sale Deed			
Jul 17, 2026	Financing	Affidavit Death Of Trustee/Successor Trustee			
Jan 6, 2025	Resale	Bargain And Sale Deed	\$474,950	\$285	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jessie Hall Elementary School	Elementary	KG–5	1.3 mi
Yvonne Shaw Middle School	Middle	6–8	2.4 mi
Spanish Springs High School	High	9–12	2.4 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 89436

37 CRIME INDEX	88 AIR POLLUTION	49,450 POPULATION	\$105K MEDIAN IN-COME	51°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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