

Single Family Residence **RESIDENTIAL**

784 CASCADE RANGE DR

SPARKS, NV 89436

\$556,367 TopHap Estimate · \$380 / ft² · confidence 96 · as of Jul 14, 2026

4
BEDS

2
BATHS

1,464 ft²
LIVING AREA

0.12 ac
LOT SIZE

2024
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$556K

\$534K low

\$579K high

Last Sale

\$450,000 · Feb 14, 2025

Est. Owner Equity

\$136,367

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax

\$4,617 (2025)

Assessed Value

\$133,041

Previous Assessed

\$15,834

Assessor Market Value

\$380,118

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached

Porch · 60 ft²

CLIMATE RISK

1 FLOOD	76 WILDFIRE	57 HEAT	5 STORM	27 DROUGHT
------------	----------------	------------	------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 10, 2025	Resale	Bargain And Sale Deed	\$450,000	\$307	\$420K

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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

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