

Single Family Residence **RESIDENTIAL**

# 464 RAMBLING RIDGE CT

RENO, NV 89506

**\$514,552** TopHap Estimate · confidence 95 · as of Jul 14, 2026



**0.17 ac**  
LOT SIZE

**2026**  
YEAR BUILT

## VALUATION

**\$515K**

\$491K low

\$538K high

Last Sale

**\$532,500 · May 13, 2026**

Est. Owner Equity

**\$514,552**

## TAX & ASSESSMENT

|                   |              |
|-------------------|--------------|
| Property Tax      | \$805 (2025) |
| Assessed Value    | \$29,988     |
| Previous Assessed | \$29,900     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WASHOE                  |
| Lot (acres)   | 0.17                    |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 55<br>FLOOD | 77<br>WILDFIRE | 49<br>HEAT | 22<br>STORM | 43<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|--------|-----------------------|-----------|--------------------|--------|
| May 5, 2026 | Resale | Bargain And Sale Deed | \$532,500 |                    | \$410K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| William O'Brien Middle School   | Middle     | 6–8    | 1.3 mi   |
| North Valleys High School       | High       | 9–12   | 2.0 mi   |
| Lemmon Valley Elementary School | Elementary | KG–5   | 2.3 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>72</div> <div>CRIME INDEX</div> | <div>95</div> <div>AIR POLLUTION</div> | <div>46,491</div> <div>POPULATION</div> | <div>\$79K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|