

Single Family Residence **RESIDENTIAL**

# 480 RAMBLING RIDGE CT

RENO, NV 89506

**\$525,000** TopHap Estimate · \$280 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,877 ft<sup>2</sup>**  
LIVING AREA

**0.1 ac**  
LOT SIZE

**2024**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$525K**

\$508K low

\$542K high

Est. Owner Equity

**\$525,000**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,110 (2025) |
| Assessed Value        | \$139,575      |
| Previous Assessed     | \$63,233       |
| Assessor Market Value | \$398,786      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.10                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Concrete                |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Porch · 64 ft²

## CLIMATE RISK

**1**  
FLOOD

**76**  
WILDFIRE

**49**  
HEAT

**22**  
STORM

**43**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## 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   | 2.2 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|