

Single Family Residence

RESIDENTIAL

17085 GARNET DR

RENO, NV 89508

\$517,102 TopHap Estimate · \$268 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,926 ft²

LIVING AREA

0.41 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$517K

\$497K low

\$537K high

Last Sale

\$340,000 · May 18, 2020

Est. Owner Equity

\$277,102

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$1,596 (2025)
Assessed Value	\$94,232
Previous Assessed	\$90,515
Assessor Market Value	\$269,235

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.41
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 140 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 11, 2020	Resale	Grant Deed	\$340,000	\$177	\$240K
Apr 15, 2004	Resale	Grant Deed	\$196,000	\$102	\$157K
May 29, 1998	Financing	Grant Deed			\$132K
Sep 18, 1997	Recorded document	Grant Deed			
Aug 5, 1997	Non-arms-length	Trustees Deed	\$113,695	\$59	
Nov 21, 1994	Resale	Grant Deed	\$133,000	\$69	\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cold Springs Middle School	Middle	6–8	0.5 mi
Michael Inskeep Elementary School	Elementary	KG–5	2.5 mi
North Valleys High School	High	9–12	9.0 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 89508

40 CRIME INDEX	88 AIR POLLUTION	14,337 POPULATION	\$91K MEDIAN IN-COME	47°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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