

Single Family Residence **RESIDENTIAL**

2770 RANDOLPH DR

RENO, NV 89502

\$520,600 TopHap Estimate · \$332 / ft² · confidence 99 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,568 ft²

LIVING AREA

0.13 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$521K

\$514K low

\$527K high

Last Sale

\$315,000 · May 16, 2005

Est. Owner Equity

\$287,100

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$2,011 (2025)
Assessed Value	\$76,201
Previous Assessed	\$72,499
Assessor Market Value	\$217,718

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.13
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Porch · 442 ft²

CLIMATE RISK

85
FLOOD

47
WILDFIRE

27
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 18, 2014	Quitclaim	Quit Claim Transfer			
May 13, 2005	Resale	Bargain And Sale Deed	\$315,000	\$201	\$252K
Sep 20, 2000	Financing	Grant Deed			\$114K
Aug 11, 1995	Quitclaim	Quit Claim Transfer			\$14K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edwin S. Dodson Elementary School	Elementary	KG–5	0.2 mi
Edward L. Pine Middle School	Middle	6–8	1.7 mi
Earl Wooster High School	High	9–12	1.8 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 89502

119 CRIME INDEX	95 AIR POLLUTION	46,975 POPULATION	\$61K MEDIAN IN-COME	51°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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