

Single Family Residence

RESIDENTIAL

8110 WILLOW RANCH TRL

RENO, NV 89523

\$886,362 TopHap Estimate · \$321 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,760 ft²

LIVING AREA

0.3 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$886K

\$740K low

\$1M high

Last Sale

\$850,000 · Sep 13, 2024

Est. Owner Equity

\$336,362

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$6,170 (2025)
Assessed Value	\$193,704
Previous Assessed	\$184,103
Assessor Market Value	\$553,441

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.30
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 308 ft²

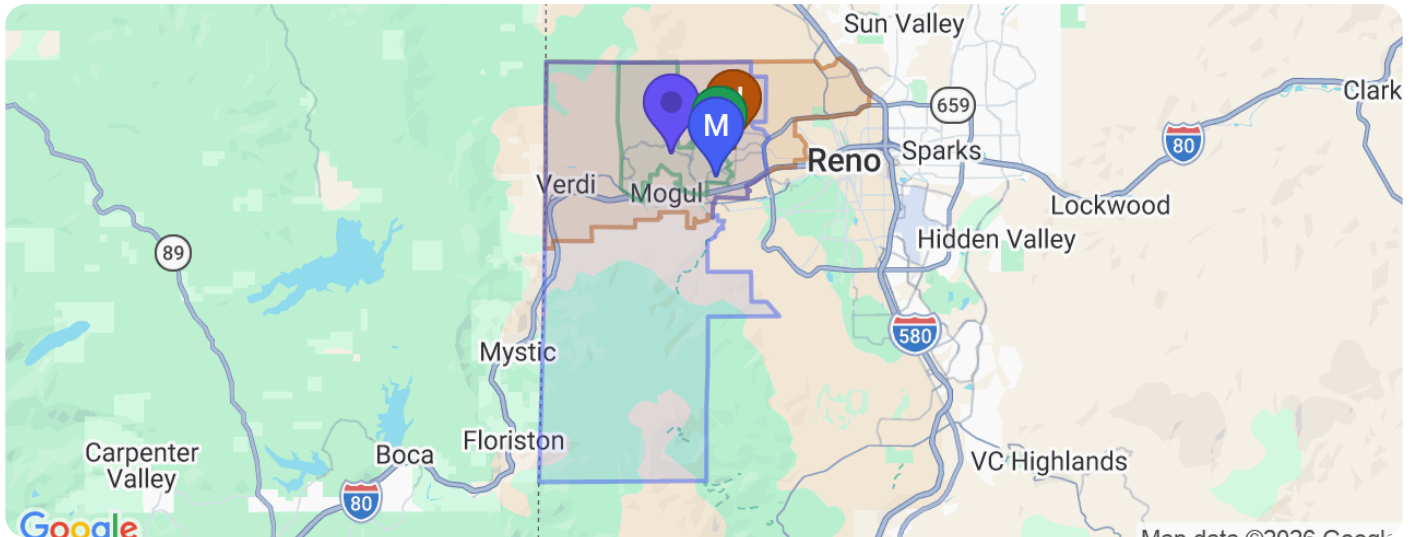
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 9, 2024	Resale	Bargain And Sale Deed	\$850,000	\$308	\$550K
Mar 28, 2018	Resale	Grant Deed	\$550,000	\$199	
May 19, 2016	Quitclaim	Quit Claim Transfer			
May 20, 2011	Resale	Bargain And Sale Deed	\$290,000	\$105	\$232K
Apr 21, 2005	Resale	Bargain And Sale Deed	\$645,000	\$234	\$452K
Jan 21, 2004	Resale	Grant Deed	\$427,280	\$155	\$342K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Westergard Elementary School	Elementary	KG–5	1.6 mi
B. D. Billingshurst Middle School	Middle	6–8	1.7 mi
Robert McQueen High School	High	9–12	2.1 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 89523

58 CRIME INDEX	87 AIR POLLUTION	40,260 POPULATION	\$97K MEDIAN IN-COME	46°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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