

Single Family Residence

RESIDENTIAL

265 PALACE DR

RENO, NV 89506

\$462,051 TopHap Estimate · \$404 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,144 ft²

LIVING AREA

0.23 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$462K

\$434K low

\$491K high

Last Sale

\$445,000 · Oct 24, 2024

Est. Owner Equity

\$167,051

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$717 (2025)
Assessed Value	\$48,756
Previous Assessed	\$43,553
Assessor Market Value	\$139,303

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.23
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Evaporative
Garage	Garage, Attached
Pool	No

Porch · 44 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 11, 2024	Resale	Bargain And Sale Deed	\$445,000	\$389	\$295K
Mar 4, 2024	Resale	Bargain And Sale Deed	\$250,000	\$219	\$360K
Oct 5, 2004	Quitclaim	Quit Claim Transfer			
Oct 4, 2004	Resale	Grant Deed	\$228,000	\$199	\$182K
May 26, 1995	Resale	Grant Deed	\$82,500	\$72	\$66K
Nov 18, 1991	Resale	Grant Deed	\$29,331	\$26	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lemmon Valley Elementary School	Elementary	KG–5	0.5 mi
North Valleys High School	High	9–12	2.6 mi
William O'Brien Middle School	Middle	6–8	3.1 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 89506

72 CRIME INDEX	95 AIR POLLUTION	46,491 POPULATION	\$79K MEDIAN IN-COME	48°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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