

Single Family Residence **RESIDENTIAL**

# 10830 RUSHING FLUME DR

RENO, NV 89521

**\$930,880** TopHap Estimate · \$276 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,374 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**2005**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$931K**

\$901K low

\$961K high

Last Sale

**\$470,000 · Sep 29, 2016**

Est. Owner Equity

**\$581,380**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,059 (2025) |
| Assessed Value        | \$171,809      |
| Previous Assessed     | \$168,271      |
| Assessor Market Value | \$490,882      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.17                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Concrete                |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Garage        | Garage, Built-in        |
| Pool          | No                      |

Porch · 248 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Oct 30, 2020 | Financing | Intrafamily Transfer |           |        |        |
| Sep 28, 2016 | Resale    | Grant Deed           | \$470,000 | \$139  | \$376K |
| Feb 16, 2005 | Resale    | Grant Deed           | \$406,000 | \$120  | \$304K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Damonte Ranch High School    | High       | 9–12   | 0.6 mi   |
| JWood Raw Elementary School  | Elementary | KG–5   | 2.1 mi   |
| Kendyl Depoali Middle School | Middle     | 6–8    | 2.3 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 89521

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>42,832</b><br>POPULATION | <b>\$110K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|