

Residential - Vacant Land

RESIDENTIAL

**14890 RANCHO DR**

RENO, NV 89508

**10.47 ac**

LOT SIZE

## VALUATION

Last Sale

**\$190,000 · Feb 25, 2005**

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$300 (2025)</b> |
| Assessed Value        | <b>\$23,846</b>     |
| Previous Assessed     | <b>\$23,556</b>     |
| Assessor Market Value | <b>\$68,130</b>     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | <b>Residential - Vacant Land</b> |
| County        | <b>Washoe</b>                    |
| Lot (acres)   | <b>10.47</b>                     |
| Heating       | <b>None</b>                      |
| Pool          | <b>No</b>                        |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|------------------------|-----------|--------------------|------|
| May 20, 2025 | Financing | Transfer On Death Deed |           |                    |      |
| Feb 3, 2005  | Resale    | Grant Deed             | \$190,000 |                    |      |
| Feb 12, 2003 | Resale    | Grant Deed             | \$35,000  |                    |      |
| Feb 12, 2003 | Resale    | Grant Deed             | \$35,000  |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Cold Springs Middle School       | Middle     | 6–8    | 11.2 mi  |
| Desert Heights Elementary School | Elementary | KG–5   | 14.3 mi  |
| North Valleys High School        | High       | 9–12   | 18.4 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>40</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>14,337</b><br>POPULATION | <b>\$91K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|