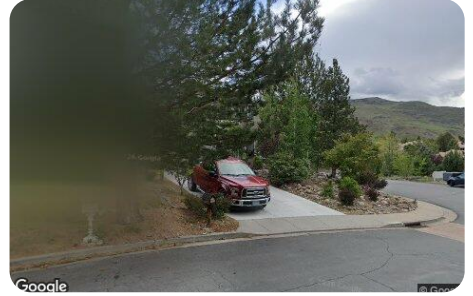


Single Family Residence **RESIDENTIAL**

3820 RANCH CREST DR

RENO, NV 89509

\$824,285 TopHap Estimate · \$388 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,127 ft²

LIVING AREA

0.25 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$824K

\$780K low

\$869K high

Last Sale

\$490,000 · Aug 20, 2018

Est. Owner Equity

\$261,992

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$6,845 (2025)
Assessed Value	\$144,677
Previous Assessed	\$143,038
Assessor Market Value	\$413,363

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.25
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Deck · 551 ft²

Patio · 551 ft²

Porch · 231 ft²

CLIMATE RISK

62 FLOOD	57 WILDFIRE	27 DROUGHT
-------------	----------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 20, 2018	Resale	Grant Deed	\$490,000	\$230	\$392K
Jun 15, 2016	Recorded document	Affidavit Of Death			
Nov 7, 2012	Recorded document	Affidavit Of Death			
Oct 21, 2003	Recorded document	Grant Deed			
Aug 29, 2003	Resale	Grant Deed	\$325,000	\$153	
Oct 19, 2000	Resale	Grant Deed	\$219,500	\$103	\$176K
Jun 24, 1999	Foreclosure sale	Trustees Deed	\$171,000	\$80	
Feb 28, 1997	Resale	Grant Deed	\$116,000	\$55	\$52K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caughlin Ranch Elementary School	Elementary	KG–5	0.3 mi
Darrell C. Swope Middle School	Middle	6–8	1.6 mi
Reno High School	High	9–12	2.6 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 89509

103 CRIME INDEX	94 AIR POLLUTION	36,556 POPULATION	\$89K MEDIAN IN-COME	51°F AVG TEMP	79% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------