

Single Family Residence **RESIDENTIAL**

16015 ROCKY VISTA RD

RENO, NV 89521

\$574,934 TopHap Estimate · \$468 / ft² · confidence 93 · as of Jul 14, 2026

3
BEDS

2
BATHS

1,228 ft²
LIVING AREA

1.11 ac
LOT SIZE

1996
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$575K

\$535K low

\$615K high

Last Sale

\$555,000 · May 23, 2025

Est. Owner Equity

\$130,934

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax

\$2,306 (2025)

Assessed Value

\$97,781

Previous Assessed

\$89,033

Assessor Market Value

\$279,374

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	1.10
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Garage	Garage, Attached
Pool	No

Deck · 434 ft²

Shed · 120 ft²

Patio · 434 ft²

Porch · 32 ft²

CLIMATE RISK

1 FLOOD	81 WILDFIRE	55 HEAT	20 STORM	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 22, 2025	Resale	Bargain And Sale Deed	\$555,000	\$452	\$444K
Nov 21, 2016	Quitclaim	Quit Claim Transfer			
Jul 11, 2003	Resale	Grant Deed	\$220,000	\$179	\$220K
Jun 15, 2001	Resale	Grant Deed	\$174,000	\$142	\$139K
Sep 30, 1997	Resale	Grant Deed	\$162,000	\$132	\$146K
Apr 28, 1997	Resale	Grant Deed	\$145,000	\$118	
Apr 2, 1997	Recorded document	Grant Deed			
Jan 25, 1996	Resale	Grant Deed	\$148,000	\$121	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brown Elementary School	Elementary	KG–5	1.9 mi
Galena High School	High	9–12	2.7 mi
Marce Herz Middle School	Middle	6–8	4.1 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 89521

67 CRIME INDEX	95 AIR POLLUTION	42,832 POPULATION	\$110K MEDIAN IN-COME	50°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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