

Single Family Residence **RESIDENTIAL**

# 9599 RUSTY NAIL CT

RENO, NV 89521

**\$577,735** TopHap Estimate · \$458 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,261 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**2002**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$578K**

\$544K low

\$612K high

Last Sale

**\$171,790 · Feb 10, 2003**

Est. Owner Equity

**\$414,585**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,814 (2025) |
| Assessed Value        | \$103,896      |
| Previous Assessed     | \$94,900       |
| Assessor Market Value | \$296,847      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 0.16                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Concrete                   |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 139 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Feb 2, 2021  | Financing | Intrafamily Transfer |           |        |        |
| Feb 10, 2003 | Resale    | Grant Deed           | \$171,790 | \$136  | \$163K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Kendyl Depoali Middle School     | Middle     | 6–8    | 0.2 mi   |
| Double Diamond Elementary School | Elementary | KG–5   | 0.8 mi   |
| Damonte Ranch High School        | High       | 9–12   | 1.8 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>Absentee owner</b> |
|-----------|-----------------------|