

Single Family Residence **RESIDENTIAL**

12880 ROSEVIEW LN

RENO, NV 89511

\$1,050,000 TopHap Estimate · \$504 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,084 ft²

LIVING AREA

0.56 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.1M

\$971K low

\$1.1M high

Last Sale

\$920,200 · Jul 2, 2025

Est. Owner Equity

\$313,840

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$3,987 (2025)
Assessed Value	\$157,505
Previous Assessed	\$152,398
Assessor Market Value	\$450,013

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.56
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 24 ft²

Patio · 962 ft²

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 21, 2025	Resale	Bargain And Sale Deed	\$920,200	\$442	\$736K
Jun 16, 2009	Resale	Grant Deed	\$525,000	\$252	
Mar 14, 2003	Resale	Grant Deed	\$385,000	\$185	
Mar 13, 2003	Resale	Grant Deed	\$385,000	\$185	\$308K
Jul 31, 2001	Resale	Grant Deed	\$320,000	\$154	\$256K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Marce Herz Middle School	Middle	6–8	0.6 mi
Elizabeth Lenz Elementary School	Elementary	KG–5	1.2 mi
Galena High School	High	9–12	1.9 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 89511

65 CRIME INDEX	88 AIR POLLUTION	30,600 POPULATION	\$126K MEDIAN IN-COME	42°F AVG TEMP	79% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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