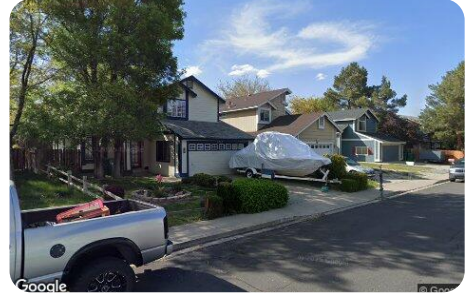


Single Family Residence **RESIDENTIAL**

2731 RANDOLPH DR

RENO, NV 89502

\$469,583 TopHap Estimate · \$333 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,412 ft²

LIVING AREA

0.12 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$470K

\$448K low

\$492K high

Last Sale

\$142,500 · Mar 12, 2002

Est. Owner Equity

\$134,583

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$1,716 (2025)
Assessed Value	\$68,784
Previous Assessed	\$69,289
Assessor Market Value	\$137,553

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 40 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 8, 2026	Financing	Mortgage			\$335K
Jun 17, 2022	Financing	Intrafamily Transfer			
Mar 12, 2002	Resale	Grant Deed	\$142,500	\$101	\$116K
Jul 1, 1996	Resale	Grant Deed	\$134,000	\$95	\$116K
Sep 28, 1990	Resale	Grant Deed	\$113,000	\$80	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edwin S. Dodson Elementary School	Elementary	KG–5	0.3 mi
Edward L. Pine Middle School	Middle	6–8	1.7 mi
Earl Wooster 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 89502

119 CRIME INDEX	95 AIR POLLUTION	46,975 POPULATION	\$61K MEDIAN IN-COME	51°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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