

Single Family Residence **RESIDENTIAL**

1955 BECHTOL RIDGE CIR

RENO, NV 89523

\$1,282,618 TopHap Estimate · \$341 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,764 ft²
LIVING AREA

0.36 ac
LOT SIZE

2005

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1.3M

\$1.1M low

\$1.4M high

Last Sale

\$1,230,000 · Sep 20, 2024

Est. Owner Equity

\$516,068

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$7,143 (2025)
Assessed Value	\$278,209
Previous Assessed	\$272,067
Assessor Market Value	\$794,882

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.36
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 110 ft²

Porch · 324 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 16, 2025	Financing	Intrafamily Transfer			
Sep 12, 2024	Resale	Bargain And Sale Deed	\$1,230,000	\$327	\$767K
Apr 29, 2009	Quitclaim	Quit Claim Transfer			
Apr 29, 2009	Quitclaim	Quit Claim Transfer			
Oct 2, 2008	Quitclaim	Quit Claim Transfer			
Apr 6, 2006	Resale	Grant Deed	\$939,000	\$249	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Westergard Elementary School	Elementary	KG–5	2.5 mi
B. D. Billingshurst Middle School	Middle	6–8	2.6 mi
Robert McQueen High School	High	9–12	3.0 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 89523

58 CRIME INDEX	87 AIR POLLUTION	40,260 POPULATION	\$97K MEDIAN IN-COME	46°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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