

Single Family Residence **RESIDENTIAL**

85 RANCHO MANOR DR

RENO, NV 89509

\$1,295,298 TopHap Estimate · \$398 / ft² · confidence 89 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

3,258 ft²
LIVING AREA

0.31 ac
LOT SIZE

1942
YEAR BUILT

3
PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$1,265,000 · Nov 14, 2025

Est. Owner Equity

\$1,295,298

TAX & ASSESSMENT

Property Tax	\$2,869 (2025)
Assessed Value	\$140,752
Previous Assessed	\$139,824
Assessor Market Value	\$287,373

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	WASHOE
Lot (acres)	0.31
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 335 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 13, 2025	Resale	Bargain And Sale Deed	\$1,265,000	\$388	
Jul 17, 2017	Resale	Bargain And Sale Deed	\$465,000	\$143	\$419K
May 28, 2002	Resale	Grant Deed	\$390,000	\$120	\$300K
Jul 11, 2001	Resale	Grant Deed	\$370,000	\$114	\$296K
Sep 30, 1998	Resale	Grant Deed	\$345,000	\$106	
Sep 28, 1990	Resale	Grant Deed	\$205,000	\$63	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jessie Beck Elementary School	Elementary	KG–5	0.8 mi
Reno High School	High	9–12	1.7 mi
Darrell C. Swope Middle School	Middle	6–8	1.7 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 89509

103 CRIME INDEX	94 AIR POLLUTION	36,556 POPULATION	\$89K 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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