

Single Family Residence **RESIDENTIAL**

3740 RANCH CREST DR

RENO, NV 89509

\$886,165 TopHap Estimate · \$540 / ft² · confidence 89 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,642 ft²

LIVING AREA

0.17 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$886K

\$789K low

\$984K high

Last Sale

\$212,730 · Mar 22, 2002

Est. Owner Equity

\$771,565

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$4,383 (2025)
Assessed Value	\$133,789
Previous Assessed	\$131,730
Assessor Market Value	\$382,253

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.17
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 352 ft²

CLIMATE RISK

1
FLOOD

57
WILDFIRE

27
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 20, 2016	Quitclaim	Quit Claim Transfer			
Dec 20, 2016	Quitclaim	Quit Claim Transfer			
Dec 26, 2002	Non-arms-length	Grant Deed	\$245,000	\$149	
Dec 24, 2002	Non-arms-length	Grant Deed	\$245,000	\$149	\$115K
Apr 22, 2002	Non-arms-length	Grant Deed	\$212,730	\$130	
Mar 22, 2002	Resale	Grant Deed	\$212,730	\$130	\$113K
Aug 9, 2001	Resale	Grant Deed	\$491,000	\$299	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caughlin Ranch Elementary School	Elementary	KG–5	0.4 mi
Darrell C. Swope Middle School	Middle	6–8	1.6 mi
Reno High School	High	9–12	2.5 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	Absentee owner
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