

Single Family Residence **RESIDENTIAL**

# 3810 RANCH CREST DR

RENO, NV 89509

**\$803,706** TopHap Estimate · \$332 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,420 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$804K**

\$769K low

\$838K high

Last Sale

**\$505,500 · Aug 31, 2018**

Est. Owner Equity

**\$803,706**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,458 (2025) |
| Assessed Value        | \$159,212      |
| Previous Assessed     | \$157,354      |
| Assessor Market Value | \$454,891      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.24                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Built-in        |
| Pool          | No                      |

Deck · 80 ft²

Patio · 80 ft²

Porch · 375 ft²

## CLIMATE RISK

**62**  
FLOOD

**57**  
WILDFIRE

**27**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Aug 1, 2018  | Resale | Grant Deed            | \$505,500 | \$209  |        |
| Jul 9, 2015  | Resale | Grant Deed            | \$400,000 | \$165  |        |
| Jul 20, 2015 | Resale | Bargain And Sale Deed | \$400,000 | \$165  |        |
| Oct 1, 2002  | Resale | Grant Deed            | \$271,100 | \$112  | \$217K |
| Aug 9, 2001  | Resale | Grant Deed            | \$491,000 | \$203  |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Caughlin Ranch Elementary School | Elementary | KG–5   | 0.3 mi   |
| Darrell C. Swope Middle School   | Middle     | 6–8    | 1.6 mi   |
| Reno High School                 | High       | 9–12   | 2.6 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>103</b><br>CRIME INDEX | <b>94</b><br>AIR POLLUTION | <b>36,556</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|