

Single Family Residence **RESIDENTIAL**

2596 RAMPART TER

RENO, NV 89519

\$1,200,000 TopHap Estimate · \$370 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,244 ft²

LIVING AREA

0.34 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

6

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$472,000 · Jan 12, 2001

Est. Owner Equity

\$458,600

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$5,076 (2025)
Assessed Value	\$241,601
Previous Assessed	\$240,780
Assessor Market Value	\$508,710

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.34
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 325 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 8, 2008	Quitclaim	Quit Claim Transfer			
Jan 12, 2001	Resale	Grant Deed	\$472,000	\$145	\$377K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Huffaker Elementary School	Elementary	KG–5	1.3 mi
Edward L. Pine Middle School	Middle	6–8	2.7 mi
Reno High School	High	9–12	3.8 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 89519

50 CRIME INDEX	90 AIR POLLUTION	8,765 POPULATION	\$155K MEDIAN IN-COME	47°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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