

Single Family Residence **RESIDENTIAL**

# 3780 RANCH CREST DR

RENO, NV 89509

**\$776,555** TopHap Estimate · \$294 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**2,639 ft<sup>2</sup>**  
LIVING AREA

**0.27 ac**  
LOT SIZE

**1988**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$777K**

\$723K low

\$831K high

Last Sale

**\$645,000 · Jun 30, 2021**

Est. Owner Equity

**\$260,555**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,749 (2025) |
| Assessed Value        | \$131,190      |
| Previous Assessed     | \$129,903      |
| Assessor Market Value | \$374,829      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.27                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Built-in        |
| Pool          | No                      |

Wet bar

Deck · 366 ft²

Patio · 366 ft²

Porch · 413 ft²

## CLIMATE RISK

1

FLOOD

55

WILDFIRE

27

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| Jun 28, 2021 | Resale            | Bargain And Sale Deed | \$645,000 | \$244  | \$516K |
| Jan 24, 2019 | Resale            | Bargain And Sale Deed | \$425,000 | \$161  | \$417K |
| May 20, 2016 | Recorded document | Grant Deed            |           |        |        |
| Jun 2, 2016  | Resale            | Bargain And Sale Deed | \$400,000 | \$152  | \$280K |
| Aug 24, 2001 | Resale            | Grant Deed            | \$270,000 | \$102  | \$216K |
| Dec 2, 1994  | Resale            | Grant Deed            | \$208,000 | \$79   | \$198K |
| Jun 26, 1991 | Resale            | Grant Deed            | \$196,000 | \$74   |        |

## 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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 |
|-----------|----------------|