

Single Family Residence **RESIDENTIAL**

2766 RANDOLPH DR

RENO, NV 89502

\$486,333 TopHap Estimate · \$345 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,408 ft²

LIVING AREA

0.13 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$486K

\$469K low

\$503K high

Last Sale

\$315,000 · Nov 16, 2021

Est. Owner Equity

\$146,333

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$2,049 (2025)
Assessed Value	\$73,046
Previous Assessed	\$69,410
Assessor Market Value	\$208,703

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.13
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Deck · 72 ft²

Patio · 72 ft²

Porch · 40 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 13, 2021	Resale	Bargain And Sale Deed	\$315,000	\$224	\$340K
Aug 13, 2019	Quitclaim	Quit Claim Transfer			\$305K
Oct 24, 2018	Resale	Grant Deed	\$315,000	\$224	\$299K
Aug 5, 2014	Quitclaim	Quit Claim Transfer			
Jul 1, 2013	Resale	Grant Deed	\$125,000	\$89	
Jul 5, 2013	Recorded document	Grant Deed			
Sep 30, 1999	Resale	Grant Deed	\$135,000	\$96	\$134K
Jun 15, 1995	Resale	Grant Deed	\$125,000	\$89	\$113K
Oct 29, 1993	Resale	Grant Deed	\$111,500	\$79	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edwin S. Dodson Elementary School	Elementary	KG–5	0.2 mi
Edward L. Pine Middle School	Middle	6–8	1.7 mi
Earl Wooster High School	High	9–12	1.8 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 89502

119 CRIME INDEX	95 AIR POLLUTION	46,975 POPULATION	\$61K 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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