

Single Family Residence **RESIDENTIAL**

120 GARNET PL

RENO, NV 89508

\$500,317 TopHap Estimate · \$259 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,932 ft²

LIVING AREA

0.52 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$500K

\$484K low

\$517K high

Last Sale

\$425,000 · Sep 2, 2021

Est. Owner Equity

\$476,712

Loan-to-Value

5%

TAX & ASSESSMENT

Property Tax	\$1,380 (2025)
Assessed Value	\$88,235
Previous Assessed	\$92,496
Assessor Market Value	\$182,469

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.52
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Garage	Garage, Attached
Pool	No

Porch · 624 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 5, 2026	Financing	Mortgage			\$24K
Aug 30, 2021	Resale	Bargain And Sale Deed	\$425,000	\$220	\$412K
Jul 26, 2001	Resale	Grant Deed	\$144,500	\$75	\$130K
Dec 20, 1994	Resale	Grant Deed	\$128,500	\$67	\$122K
Oct 26, 1994	Financing	Grant Deed			\$115K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cold Springs Middle School	Middle	6–8	0.6 mi
Michael Inskeep Elementary School	Elementary	KG–5	2.6 mi
North Valleys High School	High	9–12	9.0 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 89508

40 CRIME INDEX	88 AIR POLLUTION	14,337 POPULATION	\$91K 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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