PROPERTY

PROPERTY PROFILE REPORT

13935 RANCHEROS DR RENO, NV, 89521



Britt Hastings

britt.hastings@ticortitle.com

PHONE: 7757508041

PROPERTY PROFILE REPORT

13935 RANCHEROS DR RENO, NV, 89521

Britt Hastings
Ticor Title | DRE #:
Tel: 7757508041 | E-mail : britt.hastings@ticortitle.com

Property Overview - 13935 RANCHEROS DR RENO, NV, 89521

PRIMARY OWNER: GONZALEZ, GILBERT &

SECONDARY OWNER:

MAIL ADDRESS: 1750 DONNER TRL SILVER SPRINGS, NV, 89429

SITE ADDRESS: 13935 RANCHEROS DR RENO, NV, 89521

APN: 016-463-21

LOT NUMBER: 0

CENSUS TRACT: 0022.10

HOUSING TRACT NUMBER:

LEGAL DESCRIPTION: VIRGINIA FOOTHILLS 2 LT 2 BLK G

BEDROOMS: 3	**YEAR BUILT:** 1974	**SQUARE FEET:** 1890
BATHROOMS: 2	**GARAGE:** Attached Garage	**LOT SIZE:** 22521
TOTAL ROOMS: 2	**FIREPLACE:** 1	**NUMBER OF UNITS:** 1
ZONING: MDS	**USE CODE:** 1001	

SALE & LOAN

TRANSFER DATE: 08/29/2014	**SELLER:**	**TRANSFER VALUE:** $294,000
DOCUMENT #: 4388039	**COST / Sqft Feet:** 155	
FIRST LOAN AMT: $288,674	**LENDER:** PRIMELENDING	

PROPERTY HISTORY — PRIOR TRANSFER

RECORDING DATE: 11/3/2020	**DOCUMENT #:** 5098928
PRICE: $0	**DOCUMENT TYPE:** Release
FIRST TD: $0	**TYPE OF SALE:**
LENDER NAME:	**BUYER NAME:**
BUYER VESTING:	**SELLER NAME:**

Courtesy of Ticor Title

All information produced is deemed reliable but is not guaranteed.

PROPERTY PROFILE REPORT

13935 RANCHEROS DR RENO, NV, 89521

Britt Hastings
Ticor Title | DRE #:
Tel: 7757508041 | E-mail : britt.hastings@ticortitle.com

PROPERTY HISTORY	PRIOR TRANSFER
RECORDING DATE: 10/23/2020	**DOCUMENT #:** 5094745
PRICE: $0	**DOCUMENT TYPE:** Mortgage
FIRST TD: $0	**TYPE OF SALE:**
LENDER NAME:	**BUYER NAME:**
BUYER VESTING:	**SELLER NAME:**

PROPERTY HISTORY	PRIOR TRANSFER
RECORDING DATE: 10/24/2019	**DOCUMENT #:** 4966065
PRICE: $0	**DOCUMENT TYPE:** Release
FIRST TD: $0	**TYPE OF SALE:**
LENDER NAME:	**BUYER NAME:**
BUYER VESTING:	**SELLER NAME:**

PROPERTY HISTORY	PRIOR TRANSFER
RECORDING DATE: 10/21/2019	**DOCUMENT #:** 4964713
PRICE: $0	**DOCUMENT TYPE:** Mortgage
FIRST TD: $0	**TYPE OF SALE:**
LENDER NAME:	**BUYER NAME:**
BUYER VESTING:	**SELLER NAME:**

PROPERTY HISTORY	PRIOR TRANSFER
RECORDING DATE: 6/9/2015	**DOCUMENT #:** 4477063
PRICE: $0	**DOCUMENT TYPE:** Release
FIRST TD: $288674	**TYPE OF SALE:**
LENDER NAME:	**BUYER NAME:**
BUYER VESTING:	**SELLER NAME:**

Courtesy of Ticor Title

All information produced is deemed reliable but is not guaranteed.

PROPERTY PROFILE REPORT

13935 RANCHEROS DR RENO, NV, 89521

Britt Hastings
Ticor Title | DRE #:
Tel: 7757508041 | E-mail : britt.hastings@ticortitle.com

PROPERTY HISTORY — PRIOR TRANSFER

RECORDING DATE: 5/18/2015	**DOCUMENT #:** 4470026
PRICE: $0	**DOCUMENT TYPE:** Mortgage
FIRST TD: $0	**TYPE OF SALE:**
LENDER NAME:	**BUYER NAME:**
BUYER VESTING:	**SELLER NAME:**

PROPERTY HISTORY — PRIOR TRANSFER

RECORDING DATE: 10/20/2014	**DOCUMENT #:** 4401617
PRICE: $0	**DOCUMENT TYPE:** Release
FIRST TD: $134000	**TYPE OF SALE:**
LENDER NAME:	**BUYER NAME:**
BUYER VESTING:	**SELLER NAME:**

PROPERTY HISTORY — PRIOR TRANSFER

RECORDING DATE: 8/29/2014	**DOCUMENT #:** 4388040
PRICE: $0	**DOCUMENT TYPE:** Mortgage
FIRST TD: $0	**TYPE OF SALE:**
LENDER NAME:	**BUYER NAME:**
BUYER VESTING:	**SELLER NAME:**

PROPERTY HISTORY — PRIOR TRANSFER

RECORDING DATE: 8/29/2014	**DOCUMENT #:** 4388039
PRICE: $0	**DOCUMENT TYPE:** Deed
FIRST TD: $0	**TYPE OF SALE:** Arms-Length Transfer
LENDER NAME:	**BUYER NAME:** GONZALEZ GILBERT
BUYER VESTING: Joint Tenants	**SELLER NAME:** GONZALEZ GILBERT PAUL

Courtesy of Ticor Title

All information produced is deemed reliable but is not guaranteed.

PROPERTY PROFILE REPORT

13935 RANCHEROS DR RENO, NV, 89521

Britt Hastings
Ticor Title | DRE #:
Tel: 7757508041 | E-mail : britt.hastings@ticortitle.com

PROPERTY HISTORY — PRIOR TRANSFER

RECORDING DATE: 1/29/2008	**DOCUMENT #:** 3615132
PRICE: $0	**DOCUMENT TYPE:** Release
FIRST TD: $0	**TYPE OF SALE:**
LENDER NAME:	**BUYER NAME:**
BUYER VESTING:	**SELLER NAME:**

PROPERTY HISTORY — PRIOR TRANSFER

RECORDING DATE: 12/20/2007	**DOCUMENT #:** 3604850
PRICE: $0	**DOCUMENT TYPE:** Mortgage
FIRST TD: $0	**TYPE OF SALE:**
LENDER NAME:	**BUYER NAME:**
BUYER VESTING:	**SELLER NAME:**

PROPERTY HISTORY — PRIOR TRANSFER

RECORDING DATE: 12/20/2007	**DOCUMENT #:** 3604849
PRICE: $0	**DOCUMENT TYPE:** Deed
FIRST TD: $0	**TYPE OF SALE:** Non Arms-Length Transfer
LENDER NAME:	**BUYER NAME:** SKROTZKI PAUL
BUYER VESTING: Married Man as his	**SELLER NAME:** SKROTZKI PAUL PAUL

PROPERTY HISTORY — PRIOR TRANSFER

RECORDING DATE: 12/29/2004	**DOCUMENT #:** 3149679
PRICE: $0	**DOCUMENT TYPE:** Deed
FIRST TD: $0	**TYPE OF SALE:** Non Arms-Length Transfer
LENDER NAME:	**BUYER NAME:** SKROTZKI PAUL
BUYER VESTING: Living Trust	**SELLER NAME:** SKROTZKI PAUL PAUL

Courtesy of Ticor Title

All information produced is deemed reliable but is not guaranteed.

PROPERTY PROFILE REPORT

13935 RANCHEROS DR RENO, NV, 89521

Britt Hastings
Ticor Title | DRE #:
Tel: 7757508041 | E-mail : britt.hastings@ticortitle.com

PROPERTY HISTORY — PRIOR TRANSFER

RECORDING DATE: 10/7/2003	**DOCUMENT #:** 2936163
PRICE: $0	**DOCUMENT TYPE:** Mortgage
FIRST TD: $0	**TYPE OF SALE:**
LENDER NAME:	**BUYER NAME:**
BUYER VESTING:	**SELLER NAME:**

PROPERTY HISTORY — PRIOR TRANSFER

RECORDING DATE: 12/26/2001	**DOCUMENT #:** 2632751
PRICE: $0	**DOCUMENT TYPE:** Mortgage
FIRST TD: $0	**TYPE OF SALE:**
LENDER NAME:	**BUYER NAME:**
BUYER VESTING:	**SELLER NAME:**

PROPERTY HISTORY — PRIOR TRANSFER

RECORDING DATE: 12/26/2001	**DOCUMENT #:** 2632750
PRICE: $0	**DOCUMENT TYPE:** Deed
FIRST TD: $0	**TYPE OF SALE:** Non Arms-Length Transfer
LENDER NAME:	**BUYER NAME:** SKROTZKI PAUL
BUYER VESTING: Joint Tenants	**SELLER NAME:** SKROTZKI PAUL PAUL

PROPERTY HISTORY — PRIOR TRANSFER

RECORDING DATE: 12/5/1997	**DOCUMENT #:** 2159881
PRICE: $0	**DOCUMENT TYPE:** Deed
FIRST TD: $0	**TYPE OF SALE:** Non Arms-Length Transfer
LENDER NAME:	**BUYER NAME:** SKROTZKI PAUL
BUYER VESTING: Living Trust	**SELLER NAME:** SKROTZKI PAUL PAUL

Courtesy of Ticor Title

All information produced is deemed reliable but is not guaranteed.

PROPERTY PROFILE REPORT

13935 RANCHEROS DR RENO, NV, 89521

Britt Hastings
Ticor Title | DRE #:
Tel: 7757508041 | E-mail : britt.hastings@ticortitle.com

PROPERTY HISTORY — PRIOR TRANSFER

RECORDING DATE: 11/26/1997	**DOCUMENT #:**
PRICE: $0	**DOCUMENT TYPE:** Mortgage
FIRST TD: $0	**TYPE OF SALE:**
LENDER NAME:	**BUYER NAME:**
BUYER VESTING:	**SELLER NAME:**

PROPERTY HISTORY — PRIOR TRANSFER

RECORDING DATE: 11/26/1997	**DOCUMENT #:** 2157966
PRICE: $0	**DOCUMENT TYPE:** Deed
FIRST TD: $0	**TYPE OF SALE:** Non Arms-Length Transfer
LENDER NAME:	**BUYER NAME:** SKROTZKI PAUL
BUYER VESTING: Joint Tenants	**SELLER NAME:** SKROTZKI PAUL PAUL

PROPERTY HISTORY — PRIOR TRANSFER

RECORDING DATE: 8/21/1997	**DOCUMENT #:** 2127523
PRICE: $0	**DOCUMENT TYPE:** Deed
FIRST TD: $0	**TYPE OF SALE:** Non Arms-Length Transfer
LENDER NAME:	**BUYER NAME:** SKROTZKI PAUL
BUYER VESTING: Living Trust	**SELLER NAME:** SKROTZKI PAUL FRANCES

PROPERTY HISTORY — PRIOR TRANSFER

RECORDING DATE: 8/21/1997	**DOCUMENT #:** 2127520
PRICE: $0	**DOCUMENT TYPE:** Deed
FIRST TD: $0	**TYPE OF SALE:** Non Arms-Length Transfer
LENDER NAME:	**BUYER NAME:** SKROTZKI PAUL
BUYER VESTING: Living Trust	**SELLER NAME:** SKROTZKI PAUL PAUL

Courtesy of Ticor Title

All information produced is deemed reliable but is not guaranteed.

PROPERTY PROFILE REPORT

13935 RANCHEROS DR RENO, NV, 89521

Britt Hastings
Ticor Title | DRE #:
Tel: 7757508041 | E-mail : britt.hastings@ticortitle.com

PROPERTY HISTORY — PRIOR TRANSFER

RECORDING DATE: 6/30/1992	**DOCUMENT #:**
PRICE: $0	**DOCUMENT TYPE:** Deed
FIRST TD: $0	**TYPE OF SALE:** Per Assessor
LENDER NAME:	**BUYER NAME:**
BUYER VESTING:	**SELLER NAME:**

Courtesy of Ticor Title

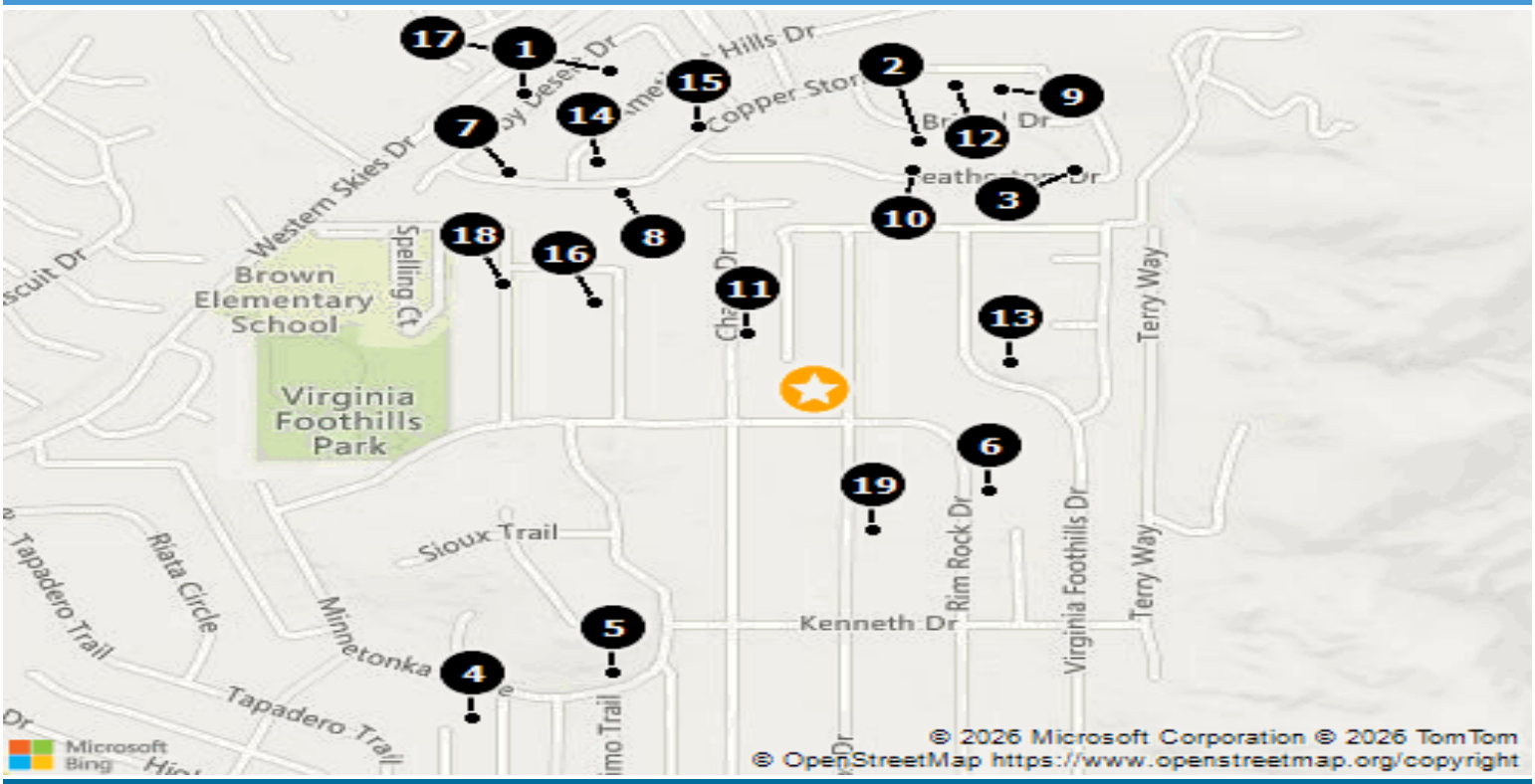
All information produced is deemed reliable but is not guaranteed.

PROPERTY PROFILE REPORT

13935 RANCHEROS DR RENO, NV, 89521

Britt Hastings
Ticor Title | DRE #:
Tel: 7757508041 | E-mail : britt.hastings@ticortitle.com

COMPARABLE SALE DATA



STATS SUMMARY

AVG PRICE	AVG SQFT	AVG PRICE PER SQFT	AVG LOT SIZE	NUMBER OF COMPS
$1,043,815	2,698	$0	14,938	19

ADDRESS	DATE	PRICE	$/SF	SQFT	YB	LOT	POOL	PROXIM
1 - 2945 RUBY DESERT DR	**7/10/2026**	**$1399000**	**$473**	**2955**	**2021**	**8238**		**0.39**

SITE ADDRESS: 2945 RUBY DESERT DR **APN:** 143-231-15

DOC TYPE: BS **DOCUMENT # :** 5636424

PRICE CODE: V **LAND USE:** Single Family Residential

BUYER NAME: DAVID DEVENNEY **SELLER NAME:** PON SARADETH

LOAN AMOUNT: $1259100 **LENDER NAME:** BANK OF AMERICA NA

LEGAL: 2945 RUBY DESERT DR **MAP REF :** DOC 4826107 **CITY/MUNI :**

DESCRIPTION:

Courtesy of Ticor Title

All information produced is deemed reliable but is not guaranteed.

PROPERTY PROFILE REPORT

13935 RANCHEROS DR RENO, NV, 89521

Britt Hastings
Ticor Title | DRE #:
Tel: 7757508041 | E-mail : britt.hastings@ticortitle.com

ADDRESS	DATE	PRICE	$/SF	SQFT	YB	LOT	POOL	PROXIM
2 - 3036 BRISTOL DR	**7/10/2026**	**$1467000**	**$441**	**3327**	**2021**	**10999**		**0.29**

SITE ADDRESS: 3036 BRISTOL DR **APN:** 143-252-19
DOC TYPE: BS **DOCUMENT # :** 5636337
PRICE CODE: V **LAND USE:** Single Family Residential
BUYER NAME: MICHELLE INGALLS **SELLER NAME:** LUHZINA VALDOVINOS
LOAN AMOUNT: $0 **LENDER NAME:**
LEGAL: 3036 BRISTOL DR **MAP REF :** **CITY/MUNI :** RENO
DESCRIPTION:

ADDRESS	DATE	PRICE	$/SF	SQFT	YB	LOT	POOL	PROXIM
3 - 3063 FEATHERTOP DR	**7/10/2026**	**$1500000**	**$451**	**3327**	**2022**	**10350**		**0.31**

SITE ADDRESS: 3063 FEATHERTOP DR **APN:** 143-262-02
DOC TYPE: BS **DOCUMENT # :** 5636419
PRICE CODE: V **LAND USE:** Single Family Residential
BUYER NAME: RONALD AND JEAN STARR FAMILY TRUST **SELLER NAME:** WOGLOM FAMILY LIVING TRUST
LOAN AMOUNT: $0 **LENDER NAME:**
LEGAL: 3063 FEATHERTOP DR **MAP REF :** MAP 5271 **CITY/MUNI :**
DESCRIPTION:

ADDRESS	DATE	PRICE	$/SF	SQFT	YB	LOT	POOL	PROXIM
4 - 14535 SEMINOLE TRL	**7/8/2026**	**$735000**	**$316**	**2327**	**1966**	**21954**		**0.45**

SITE ADDRESS: 14535 SEMINOLE TRL **APN:** 016-583-02
DOC TYPE: BS **DOCUMENT # :** 5635948
PRICE CODE: V **LAND USE:** Single Family Residential
BUYER NAME: ALEXANDRA JOHNSON **SELLER NAME:** WH1 LLC
LOAN AMOUNT: $653600 **LENDER NAME:** ALL WESTERN MORTGAGE INC
LEGAL: 14535 SEMINOLE TRL **MAP REF :** DOC 26749 **CITY/MUNI :**
DESCRIPTION:

Courtesy of Ticor Title

All information produced is deemed reliable but is not guaranteed.

PROPERTY PROFILE REPORT

13935 RANCHEROS DR RENO, NV, 89521

Britt Hastings
Ticor Title | DRE #:
Tel: 7757508041 | E-mail : britt.hastings@ticortitle.com

ADDRESS	DATE	PRICE	$/SF	SQFT	YB	LOT	POOL	PROXIM
5 - 14485 MINNETONKA CIR	**7/7/2026**	**$1075000**	**$553**	**1945**	**1995**	**21432**		**0.35**

SITE ADDRESS: 14485 MINNETONKA CIR **APN:** 016-592-15
DOC TYPE: BS **DOCUMENT # :** 5635504
PRICE CODE: V **LAND USE:** Single Family Residential
BUYER NAME: LAURA PASEK **SELLER NAME:** QUINN LOWREY
LOAN AMOUNT: $475000 **LENDER NAME:** GREATER NEVADA LLC
LEGAL: 14485 MINNETONKA CIR **MAP REF :** DOC 26749 **CITY/MUNI :**
DESCRIPTION:

ADDRESS	DATE	PRICE	$/SF	SQFT	YB	LOT	POOL	PROXIM
6 - 14190 RIM ROCK DR	**5/22/2026**	**$685000**	**$371**	**1846**	**1965**	**22521**		**0.18**

SITE ADDRESS: 14190 RIM ROCK DR **APN:** 016-474-07
DOC TYPE: BS **DOCUMENT # :** 5624509
PRICE CODE: V **LAND USE:** Single Family Residential
BUYER NAME: LISA LYNN MADISON **SELLER NAME:** DONALD E BRYANT & PATRICIA
LOAN AMOUNT: $548000 **LENDER NAME:** GREATER NEVADA LLC
LEGAL: 14190 RIM ROCK DR **MAP REF :** **CITY/MUNI :**
DESCRIPTION:

ADDRESS	DATE	PRICE	$/SF	SQFT	YB	LOT	POOL	PROXIM
7 - 2955 SADDLE PEAK DR	**5/19/2026**	**$1395000**	**$492**	**2836**	**2021**	**7742**		**0.33**

SITE ADDRESS: 2955 SADDLE PEAK DR **APN:** 143-242-12
DOC TYPE: BS **DOCUMENT # :** 5623615
PRICE CODE: V **LAND USE:** Single Family Residential
BUYER NAME: JOHN OFFUTT **SELLER NAME:** KENNETH MICHAEL MANN
LOAN AMOUNT: $0 **LENDER NAME:**
LEGAL: 2955 SADDLE PEAK DR **MAP REF :** DOC 4826107 **CITY/MUNI :**
DESCRIPTION:

Courtesy of Ticor Title

All information produced is deemed reliable but is not guaranteed.

PROPERTY PROFILE REPORT

13935 RANCHEROS DR RENO, NV, 89521

Britt Hastings
Ticor Title | DRE #:
Tel: 7757508041 | E-mail : britt.hastings@ticortitle.com

ADDRESS	DATE	PRICE	$/SF	SQFT	YB	LOT	POOL	PROXIM
8 - 2982 SADDLE PEAK DR	**5/1/2026**	**$1210000**	**$409**	**2955**	**2022**	**8120**		**0.25**

SITE ADDRESS: 2982 SADDLE PEAK DR **APN:** 143-241-19
DOC TYPE: BS **DOCUMENT # :** 5619606
PRICE CODE: V **LAND USE:** Single Family Residential
BUYER NAME: BRET MILLER **SELLER NAME:** TORNSTROM SEGURA TRUST
LOAN AMOUNT: $832750 **LENDER NAME:** PENNYMAC LOAN SERVICES LLC
LEGAL: 2982 SADDLE PEAK DR **MAP REF :** DOC 4826107 **CITY/MUNI :**
DESCRIPTION:

ADDRESS	DATE	PRICE	$/SF	SQFT	YB	LOT	POOL	PROXIM
9 - 3034 COPPER STONE DR	**4/28/2026**	**$1415000**	**$329**	**4305**	**2020**	**11020**		**0.37**

SITE ADDRESS: 3034 COPPER STONE DR **APN:** 143-263-12
DOC TYPE: BS **DOCUMENT # :** 5618364
PRICE CODE: V **LAND USE:** Single Family Residential
BUYER NAME: ADAM L DAVIS **SELLER NAME:** DANIEL AND ELIZABETH
LOAN AMOUNT: $1132000 **LENDER NAME:** BANK OF AMERICA NA
LEGAL: 3034 COPPER STONE DR **MAP REF :** **CITY/MUNI :** RENO
DESCRIPTION:

ADDRESS	DATE	PRICE	$/SF	SQFT	YB	LOT	POOL	PROXIM
10 - 3035 FEATHERTOP DR	**4/16/2026**	**$1455000**	**$394**	**3691**	**2021**	**11118**		**0.25**

SITE ADDRESS: 3035 FEATHERTOP DR **APN:** 143-252-03
DOC TYPE: BS **DOCUMENT # :** 5615477
PRICE CODE: V **LAND USE:** Single Family Residential
BUYER NAME: JULIE A MARIGOLD LIVING TRUST **SELLER NAME:** ROBERT AND NATALIE ALLEN
LOAN AMOUNT: $0 **LENDER NAME:**
LEGAL: 3035 FEATHERTOP DR **MAP REF :** FILE 4826107 **CITY/MUNI :**
DESCRIPTION:

Courtesy of Ticor Title

All information produced is deemed reliable but is not guaranteed.

PROPERTY PROFILE REPORT

13935 RANCHEROS DR RENO, NV, 89521

Britt Hastings
Ticor Title | DRE #:
Tel: 7757508041 | E-mail : britt.hastings@ticortitle.com

ADDRESS	DATE	PRICE	$/SF	SQFT	YB	LOT	POOL	PROXIM
11 - 13840 CHAMY DR	**3/23/2026**	**$719000**	**$334**	**2152**	**1973**	**22521**	**Yes**	**0.07**

SITE ADDRESS: 13840 CHAMY DR **APN:** 016-463-14
DOC TYPE: BS **DOCUMENT # :** 5609212
PRICE CODE: V **LAND USE:** Single Family Residential
BUYER NAME: BLAKE GERALD PORTO **SELLER NAME:** HEJHOG LIVING TRUST
LOAN AMOUNT: $683050 **LENDER NAME:** ROCKET MORTGAGE LLC
LEGAL: 13840 CHAMY DR **MAP REF :** **CITY/MUNI :**
DESCRIPTION:

ADDRESS	DATE	PRICE	$/SF	SQFT	YB	LOT	POOL	PROXIM
12 - 3026 COPPER STONE DR	**3/16/2026**	**$1315000**	**$395**	**3327**	**2020**	**11020**		**0.35**

SITE ADDRESS: 3026 COPPER STONE DR **APN:** 143-263-10
DOC TYPE: BS **DOCUMENT # :** 5607647
PRICE CODE: V **LAND USE:** Single Family Residential
BUYER NAME: D DAVID AND SHERRI A NELSON FAMILY TRUST **SELLER NAME:** JENNIFER MCATEE
LOAN AMOUNT: $0 **LENDER NAME:**
LEGAL: 3026 COPPER STONE DR **MAP REF :** DOC 4826707 **CITY/MUNI :**
DESCRIPTION:

ADDRESS	DATE	PRICE	$/SF	SQFT	YB	LOT	POOL	PROXIM
13 - 13900 VIRGINIA	**3/12/2026**	**$995000**	**$549**	**1812**	**1974**	**21582**	**Yes**	**0.15**

SITE ADDRESS: 13900 VIRGINIA FOOTHILLS DR **APN:** 016-461-20
DOC TYPE: BS **DOCUMENT # :** 5607182
PRICE CODE: V **LAND USE:** Single Family Residential
BUYER NAME: PAUL CAHOY **SELLER NAME:** KIRK J SCHMIDT
LOAN AMOUNT: $796000 **LENDER NAME:** PREMIER MORTGAGE
LEGAL: 13900 VIRGINIA FOOTHILLS DR **MAP REF :** DOC 3895731 **CITY/MUNI :**
DESCRIPTION:

Courtesy of Ticor Title

All information produced is deemed reliable but is not guaranteed.

PROPERTY PROFILE REPORT

13935 RANCHEROS DR RENO, NV, 89521

Britt Hastings
Ticor Title | DRE #:
Tel: 7757508041 | E-mail : britt.hastings@ticortitle.com

ADDRESS	DATE	PRICE	$/SF	SQFT	YB	LOT	POOL	PROXIM
14 - 2904 AMETHYST HILLS DR	**3/9/2026**	**$1035000**	**$386**	**2679**	**2021**	**8977**		**0.3**

SITE ADDRESS: 2904 AMETHYST HILLS DR **APN:** 143-243-15
DOC TYPE: BS **DOCUMENT # :** 5606082
PRICE CODE: V **LAND USE:** Single Family Residential
BUYER NAME: WILLIAM A THOMPSON **SELLER NAME:** JANINE NISSL
LOAN AMOUNT: $0 **LENDER NAME:**
LEGAL: 2904 AMETHYST HILLS DR **MAP REF :** DOC 4826107 **CITY/MUNI :**
DESCRIPTION:

ADDRESS	DATE	PRICE	$/SF	SQFT	YB	LOT	POOL	PROXIM
15 - 2995 COPPER STONE DR	**1/14/2026**	**$298000**	**$90**	**3327**	**2020**	**10350**		**0.3**

SITE ADDRESS: 2995 COPPER STONE DR **APN:** 143-243-05
DOC TYPE: BS **DOCUMENT # :** 5594639
PRICE CODE: V **LAND USE:** Single Family Residential
BUYER NAME: THE AURAND LIVING TRUST **SELLER NAME:** THE ANDREW J HALLIN TRUST
LOAN AMOUNT: $0 **LENDER NAME:**
LEGAL: 2995 COPPER STONE DR **MAP REF :** FILE 2265787 **CITY/MUNI :**
DESCRIPTION:

ADDRESS	DATE	PRICE	$/SF	SQFT	YB	LOT	POOL	PROXIM
16 - 13815 COCHISE DR	**1/6/2026**	**$599000**	**$308**	**1942**	**1974**	**23958**		**0.2**

SITE ADDRESS: 13815 COCHISE DR **APN:** 016-603-09
DOC TYPE: BS **DOCUMENT # :** 5593159
PRICE CODE: V **LAND USE:** Single Family Residential
BUYER NAME: OCTAVIO J DORADO ROSALES **SELLER NAME:** BILLY W THORNTON
LOAN AMOUNT: $569050 **LENDER NAME:** UNITED WHOLESALE MORTGAGE
LEGAL: 13815 COCHISE DR **MAP REF :** DOC 26749 **CITY/MUNI :**
DESCRIPTION:

Courtesy of Ticor Title

All information produced is deemed reliable but is not guaranteed.

PROPERTY PROFILE REPORT

13935 RANCHEROS DR RENO, NV, 89521

Britt Hastings
Ticor Title | DRE #:
Tel: 7757508041 | E-mail : britt.hastings@ticortitle.com

ADDRESS	DATE	PRICE	$/SF	SQFT	YB	LOT	POOL	PROXIM
17 - 2964 RUBY DESERT DR	**12/12/202**	**$1099500**	**$388**	**2836**	**2023**	**7540**		**0.39**

SITE ADDRESS: 2964 RUBY DESERT DR **APN:** 143-232-09
DOC TYPE: BS **DOCUMENT # :** 5588268
PRICE CODE: V **LAND USE:** Single Family Residential
BUYER NAME: PAUL VANCE LANCASTER **SELLER NAME:** IZABELLA MCNERNEY
LOAN AMOUNT: $837000 **LENDER NAME:** GATEWAY FIRST BANK
LEGAL: 2964 RUBY DESERT DR **MAP REF :** DOC 4826107 **CITY/MUNI :**
DESCRIPTION:

ADDRESS	DATE	PRICE	$/SF	SQFT	YB	LOT	POOL	PROXIM
18 - 13785 KEWANNA TRL	**10/30/202**	**$630000**	**$358**	**1762**	**1976**	**21867**		**0.28**

SITE ADDRESS: 13785 KEWANNA TRL **APN:** 016-602-03
DOC TYPE: BS **DOCUMENT # :** 5578793
PRICE CODE: V **LAND USE:** Single Family Residential
BUYER NAME: BOBBY BRYANT **SELLER NAME:** THE CONNIE THOMAS TRUST
LOAN AMOUNT: $567000 **LENDER NAME:** CONNIE THOME TRUST
LEGAL: 13785 KEWANNA TRL **MAP REF :** **CITY/MUNI :**
DESCRIPTION:

ADDRESS	DATE	PRICE	$/SF	SQFT	YB	LOT	POOL	PROXIM
19 - 14250 RANCHEROS DR	**10/16/202**	**$806000**	**$420**	**1917**	**1973**	**22521**		**0.16**

SITE ADDRESS: 14250 RANCHEROS DR **APN:** 016-473-05
DOC TYPE: BS **DOCUMENT # :** 5575447
PRICE CODE: V **LAND USE:** Single Family Residential
BUYER NAME: JEFFREY PAUL KOEHN **SELLER NAME:** THE MCNAY FAMILY TRUST
LOAN AMOUNT: $506250 **LENDER NAME:** GUARANTEED RATE INC
LEGAL: 14250 RANCHEROS DR **MAP REF :** FILE 412498 **CITY/MUNI :** RENO
DESCRIPTION:

Courtesy of Ticor Title

All information produced is deemed reliable but is not guaranteed.

PROPERTY PROFILE REPORT

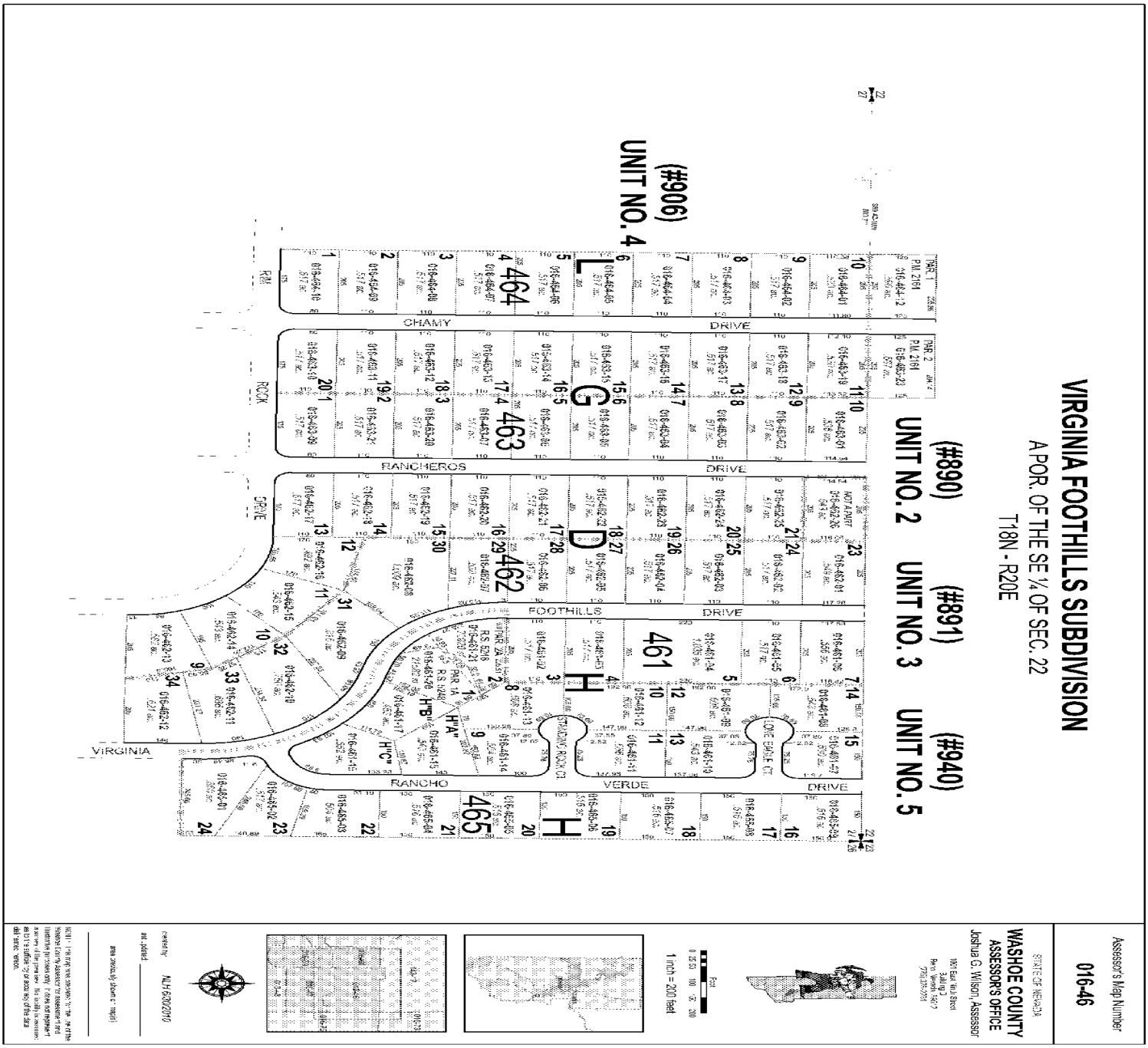
13935 RANCHEROS DR RENO, NV, 89521

Britt Hastings

Ticor Title | DRE #:

Tel: 7757508041 | E-mail : britt.hastings@ticortitle.com

ASSESOR'S MAP



Courtesy of Ticor Title

All information produced is deemed reliable but is not guaranteed.

Britt Hastings
Ticor Title | DRE #:
Tel: 7757508041 | E-mail : britt.hastings@ticortitle.com

HOW TO READ A PLAT MAP



1. Assesor´s page number
2. Assesor´s book number
3. Tie line may indicate that two or more record lots are assessed as one parcel
4. Lot line (Solid line)
5. Tax parcel line (dotted)
6. Approximate lot dimensions in feet
7. Ditto mark indicates lot dimensions in are equal to adjoining lot
8. Parcel number assigned to the specific lot(s)
9. Abbreviated tract map filing reference
10. Recorded tract number
11. Compass indicator

Courtesy of Ticor Title
All information produced is deemed reliable but is not guaranteed.