

Condominium

**RESIDENTIAL**

# 5874 GRAND ROW WAY

RENO, NV 89523

**\$445,500** TopHap Estimate · \$304 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,465 ft<sup>2</sup>**  
LIVING AREA

**1,058 ft<sup>2</sup>**  
LOT SIZE

**2025**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$446K**

\$413K low

\$478K high

Last Sale

**\$467,990 · Apr 16, 2025**

Est. Owner Equity

**\$94,507**

Loan-to-Value

**76%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,849 (2025) |
| Assessed Value        | \$105,142      |
| Previous Assessed     | \$24,360       |
| Assessor Market Value | \$300,407      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Condominium         |
| County        | Washoe              |
| Lot (acres)   | 0.02                |
| Construction  | Frame (Unspecified) |
| Roof          | Composition Shingle |
| Heating       | Forced Air          |
| Cooling       | Yes                 |
| Garage        | Garage, Attached    |

Porch · 40 ft²

## CLIMATE RISK

1  
FLOOD

42  
WILDFIRE

43  
HEAT

20  
STORM

27  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Apr 15, 2025 | Resale | Bargain And Sale Deed | \$467,990 | \$319  | \$351K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Sarah Winnemucca Elementary School | Elementary | KG–5   | 0.3 mi   |
| Robert McQueen High School         | High       | 9–12   | 0.5 mi   |
| B. D. Billingshurst Middle School  | Middle     | 6–8    | 1.0 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 89523

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>58</div> <div>CRIME INDEX</div> | <div>87</div> <div>AIR POLLUTION</div> | <div>40,260</div> <div>POPULATION</div> | <div>\$97K</div> <div>MEDIAN IN-COME</div> | <div>46°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|