

Duplex (2 Units, Any Combination)

RESIDENTIAL

1104 FOREST ST

RENO, NV 89509



1

BEDS

1

BATHS

342 ft²

LIVING AREA

0.14 ac

LOT SIZE

1934

YEAR BUILT

1

STORIES

1

PARKING

TAX & ASSESSMENT

Property Tax	\$1,617 (2025)
Assessed Value	\$90,502
Previous Assessed	\$90,141
Assessor Market Value	\$258,578

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Washoe
Lot (acres)	0.14

Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Yes
Fireplace	Yes
Pool	No

Balcony Deck · 22 ft² Patio · 64 ft² Porch · 118 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2023	Financing	Bargain And Sale Deed			
Aug 30, 2022	Financing	Intrafamily Transfer			
Jul 31, 1998	Resale	Grant Deed	\$207,000	\$605	\$199K
Dec 16, 1997	Recorded document	Grant Deed			
Dec 2, 1996	Recorded document	Grant Deed			
Feb 16, 1996	Resale	Grant Deed	\$11,000	\$32	\$40K
Dec 31, 1992	Resale	Grant Deed	\$150,000	\$439	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mount Rose Elementary School	Elementary	KG–5	0.3 mi
Reno High School	High	9–12	0.9 mi
Darrell C. Swope Middle School	Middle	6–8	1.9 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

103 CRIME INDEX	94 AIR POLLUTION	36,556 POPULATION	\$89K MEDIAN IN- COME	51°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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