

Duplex (2 Units, Any Combination)

RESIDENTIAL

403 COLORADO RIVER BLVD

RENO, NV 89502



2

BEDS

1

BATHS

936 ft²

LIVING AREA

0.2 ac

LOT SIZE

1947

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

Last Sale

\$235,000 · Jun 29, 2016

TAX & ASSESSMENT

Property Tax	\$1,425 (2025)
Assessed Value	\$83,970
Previous Assessed	\$83,995
Assessor Market Value	\$239,915

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Washoe
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Garage	Garage, Detached
Pool	No

Porch · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 22, 2021	Financing	Intrafamily Transfer			\$240K
Jun 8, 2016	Quitclaim	Quit Claim Transfer			
Jun 10, 2016	Resale	Grant Deed	\$235,000	\$251	\$235K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Veterans Memorial STEM Academy	Elementary	KG–5	0.3 mi
E. Otis Vaughn Middle School	Middle	6–8	0.6 mi
Earl Wooster High School	High	9–12	1.1 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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