

Duplex (2 Units, Any Combination)

RESIDENTIAL

406 COLORADO RIVER BLVD

RENO, NV 89502



2

BEDS

1

BATHS

779 ft²

LIVING AREA

0.12 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$465,000 · Jun 3, 2021

TAX & ASSESSMENT

Property Tax	\$1,654 (2025)
Assessed Value	\$88,352
Previous Assessed	\$88,467
Assessor Market Value	\$252,435

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Washoe
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Cooling	Wall Unit
Pool	No

Shed · 150 ft²

Porch · 70 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 3, 2021	Resale	Bargain And Sale Deed	\$465,000	\$597	\$457K
Nov 17, 2020	Resale	Bargain And Sale Deed	\$330,000	\$424	
Nov 20, 2020	Quitclaim	Quit Claim Transfer			
Nov 20, 2020	Quitclaim	Quit Claim Transfer			
Apr 29, 2014	Quitclaim	Quit Claim Transfer			
Dec 4, 2013	Quitclaim	Quit Claim Transfer			
Nov 29, 2005	Quitclaim	Quit Claim Transfer			
Jul 25, 1990	Resale	Grant Deed	\$79,900	\$103	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Veterans Memorial STEM Academy	Elementary	KG–5	0.4 mi
E. Otis Vaughn Middle School	Middle	6–8	0.7 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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