

Triplex (3 Units, Any Combination)

RESIDENTIAL

425 COLORADO RIVER BLVD

RENO, NV 89502



1

BEDS

1

BATHS

704 ft²

LIVING AREA

0.16 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$598,000 · Feb 18, 2020

TAX & ASSESSMENT

Property Tax	\$1,405 (2025)
Assessed Value	\$89,725
Previous Assessed	\$89,230
Assessor Market Value	\$256,358

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
County	Washoe
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Cooling	Wall Unit
Pool	No

Porch · 58 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 4, 2020	Resale	Bargain And Sale Deed	\$598,000	\$849	\$400K
Oct 3, 2014	Resale	Grant Deed	\$160,000	\$227	
Oct 2, 2013	Non-arms-length	Trustees Deed	\$98,300	\$140	

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	1.0 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 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	Absentee owner
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