

Duplex (2 Units, Any Combination)

RESIDENTIAL

432 COLORADO RIVER BLVD

RENO, NV 89502



3

BEDS

2

BATHS

1,536 ft²

LIVING AREA

0.11 ac

LOT SIZE

1932

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$140,000 · Oct 28, 2013

TAX & ASSESSMENT

Property Tax	\$2,275 (2026)
Assessed Value	\$89,108
Previous Assessed	\$89,558
Assessor Market Value	\$167,715

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	WASHOE
Lot (acres)	0.11
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Pool	No

Deck · 272 ft²

Shed · 144 ft²

Patio · 368 ft²

Porch · 272 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 5, 2024	Financing	Intrafamily Transfer			
Apr 5, 2024	Financing	Bargain And Sale Deed			
Oct 28, 2013	Resale	Grant Deed	\$140,000	\$91	\$115K
Oct 24, 2013	Quitclaim	Quit Claim Transfer			
Feb 18, 2004	Quitclaim	Quit Claim Transfer			
May 1, 2003	Quitclaim	Quit Claim Transfer			\$152K
May 1, 2003	Non-arms-length	Grant Deed	\$175,000	\$114	
Mar 16, 1994	Resale	Grant Deed	\$65,000	\$42	\$60K

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	1.0 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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