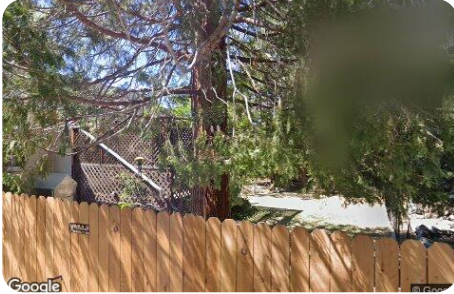


Single Family Residence **RESIDENTIAL**

1330 FOREST ST

RENO, NV 89509

\$474,607 TopHap Estimate · \$537 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1

BATHS

884 ft²

LIVING AREA

0.14 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$475K

\$460K low

\$489K high

Est. Owner Equity

\$392,007

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$849 (2025)
Assessed Value	\$65,426
Previous Assessed	\$60,820
Assessor Market Value	\$186,931

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.14
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 74 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 27, 2016	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mount Rose Elementary School	Elementary	KG–5	0.4 mi
Reno High School	High	9–12	1.0 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	Owner occupied
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