

Single Family Residence

**RESIDENTIAL**

# 705 COLORADO RIVER BLVD

RENO, NV 89502

**\$330,007** TopHap Estimate · \$390 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**846 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1946**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$330K**

\$308K low

\$352K high

Est. Owner Equity

**\$330,007**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$590 (2025) |
| Assessed Value        | \$45,670     |
| Previous Assessed     | \$44,371     |
| Assessor Market Value | \$130,486    |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Washoe                                |
| Lot (acres)   | 0.19                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Wood (Unspecified)                    |
| Roof          | Composition Shingle                   |
| Heating       | Floor/Wall Furnace                    |
| Pool          | No                                    |

Deck · 179 ft²

Patio · 179 ft²

Porch · 93 ft²

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|-------------|-----------|----------------------|-------|--------|------|
| Jan 8, 2026 | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Veterans Memorial STEM Academy | Elementary | KG–5   | 0.4 mi   |
| E. Otis Vaughn Middle School   | Middle     | 6–8    | 0.5 mi   |
| Earl Wooster High School       | High       | 9–12   | 0.8 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>119</div> <div>CRIME INDEX</div> | <div>95</div> <div>AIR POLLUTION</div> | <div>46,975</div> <div>POPULATION</div> | <div>\$61K</div> <div>MEDIAN IN-COME</div> | <div>51°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|