

Single Family Residence **RESIDENTIAL**

# 1860 KINGS ROW

RENO, NV 89503

**\$477,622** TopHap Estimate · \$307 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,554 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1974**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$478K**

\$446K low

\$509K high

Last Sale

**\$122,000 · Jun 22, 1994**

Est. Owner Equity

**\$395,622**

Loan-to-Value

**17%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$58,775  |
| Previous Assessed     | \$60,192  |
| Assessor Market Value | \$112,331 |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | WASHOE                           |
| Lot (acres)   | 0.14                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Metal                            |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Porch · 192 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED               | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|-------------------|--------------------|-----------|--------------------|-------|
| Oct 30, 2019 | Recorded document | Affidavit Of Death |           |                    |       |
| Jun 22, 1994 | Resale            | Grant Deed         | \$122,000 | \$79               | \$82K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Elmcrest Elementary School   | Elementary | KG–5   | 0.3 mi   |
| Archie Clayton Middle School | Middle     | 6–8    | 0.4 mi   |
| Robert McQueen High School   | High       | 9–12   | 2.3 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 89503

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>116</div> <div>CRIME INDEX</div> | <div>87</div> <div>AIR POLLUTION</div> | <div>28,352</div> <div>POPULATION</div> | <div>\$65K</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 | Owner occupied |
|-----------|----------------|