

Single Family Residence **RESIDENTIAL**

# 1885 KINGS ROW

RENO, NV 89503

**\$428,154** TopHap Estimate · \$313 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,366 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1977**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$428K**

\$398K low

\$459K high

Last Sale

**\$375,000 · Oct 11, 2021**

Est. Owner Equity

**\$428,154**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,425 (2025) |
| Assessed Value        | \$59,713       |
| Previous Assessed     | \$58,544       |
| Assessor Market Value | \$170,606      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 40 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN |
|--------------|--------|-----------------------|-----------|--------|------|
| Oct 8, 2021  | Resale | Bargain And Sale Deed | \$375,000 | \$275  |      |
| Aug 1, 1996  | Resale | Grant Deed            | \$122,000 | \$89   |      |
| Jul 28, 1992 | Resale | Grant Deed            | \$50,000  | \$37   |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Archie Clayton Middle School   | Middle     | 6–8    | 0.4 mi   |
| Mamie Towles Elementary School | Elementary | KG–5   | 0.5 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>116</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>28,352</b><br>POPULATION | <b>\$65K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|