

Residential Income (General/Multi-Family)

RESIDENTIAL

531 COLORADO RIVER BLVD

RENO, NV 89502



16

BEDS

8

BATHS

6,868 ft²

LIVING AREA

0.21 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

TAX & ASSESSMENT

Property Tax	\$6,834 (2025)
Assessed Value	\$223,700
Previous Assessed	\$228,321
Assessor Market Value	\$639,144

PROPERTY FACTS

Property Type	Residential Income (General/Multi-Family)
County	Washoe
Lot (acres)	0.21

Construction	Wood (Unspecified)
Roof	Builtup (layered Asphalt)
Heating	Yes
Cooling	Yes
Pool	No

Balcony

Patio · 448 ft²

Porch · 448 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 9, 2024	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Veterans Memorial STEM Academy	Elementary	KG–5	0.3 mi
E. Otis Vaughn Middle School	Middle	6–8	0.6 mi
Earl Wooster High School	High	9–12	0.9 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 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