

Single Family Residence

RESIDENTIAL

845 COLORADO RIVER BLVD

RENO, NV 89502

\$462,395 TopHap Estimate · \$321 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,440 ft²

LIVING AREA

0.16 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$462K

\$455K low

\$469K high

Est. Owner Equity

\$264,895

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$1,040 (2025)
Assessed Value	\$57,435
Previous Assessed	\$55,972
Assessor Market Value	\$164,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.16
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Cooling	Evaporative
Fireplace	Yes
Pool	No

Porch · 16 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 3, 2007	Quitclaim	Quit Claim Transfer			\$205K
Sep 30, 2003	Financing	Grant Deed			\$99K
Mar 25, 1998	Resale	Grant Deed	\$112,000	\$78	\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
E. Otis Vaughn Middle School	Middle	6–8	0.4 mi
Veterans Memorial STEM Academy	Elementary	KG–5	0.4 mi
Earl Wooster High School	High	9–12	0.7 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	Owner occupied
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