

Duplex (2 Units, Any Combination)

RESIDENTIAL

725 COLORADO RIVER BLVD

RENO, NV 89502



3

BEDS

2

BATHS

625 ft²

LIVING AREA

0.16 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

5

PARKING

TAX & ASSESSMENT

Property Tax	\$1,054 (2025)
Assessed Value	\$78,561
Previous Assessed	\$78,676
Assessor Market Value	\$141,356

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	WASHOE

Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Garage	Garage, Detached
Pool	No

Porch · 48 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 2, 2026	Financing	Bargain And Sale Deed			
Apr 2, 2026	Financing	Bargain And Sale Deed			\$183K
Mar 14, 2024	Financing	Intrafamily Transfer			
May 9, 2008	Financing	Intrafamily Transfer			\$152K
Nov 5, 2003	Resale	Grant Deed	\$71,630	\$115	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Veterans Memorial STEM Academy	Elementary	KG–5	0.4 mi
E. Otis Vaughn Middle School	Middle	6–8	0.4 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

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
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