

Single Family Residence **RESIDENTIAL**

1090 KINGS ROW

RENO, NV 89503

\$525,000 TopHap Estimate · \$378 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,388 ft²

LIVING AREA

0.21 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$525K

\$499K low

\$551K high

Last Sale

\$229,999 · Apr 23, 2015

Est. Owner Equity

\$439,000

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$1,004 (2025)
Assessed Value	\$60,404
Previous Assessed	\$61,783
Assessor Market Value	\$107,507

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Shed · 196 ft²

Porch · 336 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 22, 2015	Resale	Bargain And Sale Deed	\$229,999	\$166	\$86K
Dec 23, 2014	Resale	Grant Deed	\$161,000	\$116	\$126K
Jul 31, 2014	Quitclaim	Quit Claim Transfer			
Feb 23, 2006	Quitclaim	Quit Claim Transfer			
Feb 21, 2006	Financing	Grant Deed			\$272K
Jan 6, 2005	Quitclaim	Quit Claim Transfer			\$175K
Apr 30, 2003	Resale	Grant Deed	\$159,250	\$115	
Apr 29, 2003	Resale	Grant Deed	\$159,250	\$115	\$157K
Oct 18, 2000	Resale	Grant Deed	\$4,000	\$3	
Feb 24, 1999	Non-arms-length	Grant Deed	\$41,500	\$30	
Nov 30, 1998	Resale	Grant Deed	\$124,500	\$90	\$128K
Sep 30, 1992	Resale	Grant Deed	\$106,000	\$76	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elmcrest Elementary School	Elementary	KG–5	0.6 mi
Archie Clayton Middle School	Middle	6–8	0.8 mi
Reno High School	High	9–12	1.2 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

116 CRIME INDEX	87 AIR POLLUTION	28,352 POPULATION	\$65K 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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