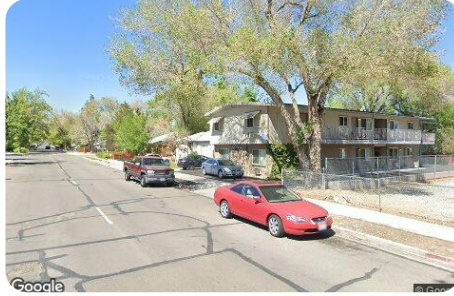


Single Family Residence **RESIDENTIAL**

1180 FOREST ST

RENO, NV 89509

\$404,548 TopHap Estimate · \$766 / ft² · confidence 98 · as of Jul 14, 2026



2

BEDS

1

BATHS

528 ft²

LIVING AREA

0.18 ac

LOT SIZE

1932

YEAR BUILT

1

STORIES

VALUATION

\$405K

\$398K low

\$411K high

Last Sale

\$240,000 · Jan 10, 2007

Est. Owner Equity

\$219,548

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$844 (2025)
Assessed Value	\$58,531
Previous Assessed	\$54,014
Assessor Market Value	\$167,231

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.18
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Gravity
Cooling	Yes
Garage	Garage, Detached
Pool	No

Porch · 124 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 18, 2012	Quitclaim	Quit Claim Transfer			
May 18, 2012	Quitclaim	Quit Claim Transfer			\$185K
Jan 4, 2007	Quitclaim	Quit Claim Transfer			
Jan 4, 2007	Resale	Bargain And Sale Deed	\$240,000	\$455	\$192K
Aug 30, 2006	Resale	Grant Deed	\$130,500	\$247	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mount Rose Elementary School	Elementary	KG–5	0.3 mi
Reno High School	High	9–12	1.0 mi
Darrell C. Swope Middle School	Middle	6–8	1.9 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 89509

103 CRIME INDEX	94 AIR POLLUTION	36,556 POPULATION	\$89K 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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