

Single Family Residence

**RESIDENTIAL**

# 1195 LAVENDER WAY

RENO, NV 89521

**\$688,938**

TopHap Estimate · \$428 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,610 ft<sup>2</sup>**

LIVING AREA

**0.64 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$689K**

\$625K low

\$753K high

Last Sale

**\$156,000 · Apr 23, 1999**

Est. Owner Equity

**\$688,938**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,748 (2025) |
| Assessed Value        | \$96,319       |
| Previous Assessed     | \$90,067       |
| Assessor Market Value | \$275,198      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.65                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 108 ft<sup>2</sup>

Patio · 108 ft<sup>2</sup>

Porch · 96 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-------------------|------------|-------|--------------------|------|
| Dec 24, 1998 | Recorded document | Grant Deed |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Brown Elementary School  | Elementary | KG–5   | 1.1 mi   |
| Galena High School       | High       | 9–12   | 2.5 mi   |
| Marce Herz Middle School | Middle     | 6–8    | 3.6 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 89521

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>42,832</b><br>POPULATION | <b>\$110K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|