

Single Family Residence

RESIDENTIAL

30 RIATA CT

RENO, NV 89521



4

BEDS

3

BATHS

2,285 ft²

LIVING AREA

0.37 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

Last Sale

\$710,000 · Feb 28, 2022

TAX & ASSESSMENT

Property Tax	\$3,281 (2025)
Assessed Value	\$120,665
Previous Assessed	\$114,325
Assessor Market Value	\$344,755

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Washoe
Lot (acres)	0.37
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Shed · 130 ft²

Patio · 332 ft²

Porch · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 16, 2022	Resale	Bargain And Sale Deed	\$710,000	\$311	\$736K
Dec 17, 2014	Financing	Intrafamily Transfer			\$240K
Feb 4, 2011	Quitclaim	Quit Claim Transfer	\$198,500	\$87	\$258K
Aug 4, 2003	Non-arms-length	Grant Deed	\$205,000	\$90	\$205K
Aug 4, 2003	Non-arms-length	Grant Deed	\$205,000	\$90	
Nov 26, 2002	Resale	Grant Deed	\$285,000	\$125	\$205K
Feb 20, 1998	Resale	Grant Deed	\$212,500	\$93	\$170K
Dec 13, 1994	Quitclaim	Quit Claim Transfer			\$160K
Mar 29, 1988	Resale	Grant Deed	\$141,975	\$62	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brown Elementary School	Elementary	KG–5	0.5 mi
Galena High School	High	9–12	2.5 mi
Marce Herz Middle School	Middle	6–8	3.3 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

67 CRIME INDEX	95 AIR POLLUTION	42,832 POPULATION	\$110K MEDIAN IN-COME	50°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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