

Duplex (2 Units, Any Combination)

RESIDENTIAL

632 COLORADO RIVER BLVD

RENO, NV 89502



2

BEDS

2

BATHS

960 ft²

LIVING AREA

0.13 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

TAX & ASSESSMENT

Property Tax	\$753 (2025)
Assessed Value	\$66,239
Previous Assessed	\$66,362
Assessor Market Value	\$189,255

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Washoe
Lot (acres)	0.13

Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Cooling	Wall Unit
Pool	No

Porch · 192 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 22, 2024	Financing	Bargain And Sale Deed			
Jul 1, 2014	Quitclaim	Quit Claim Transfer			
Apr 12, 1996	Resale	Grant Deed	\$95,000	\$99	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Veterans Memorial STEM Academy	Elementary	KG–5	0.4 mi
E. Otis Vaughn Middle School	Middle	6–8	0.5 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
---------------------------	----------------------------	-----------------------------	------------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------