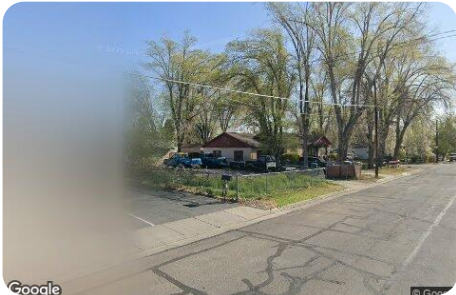
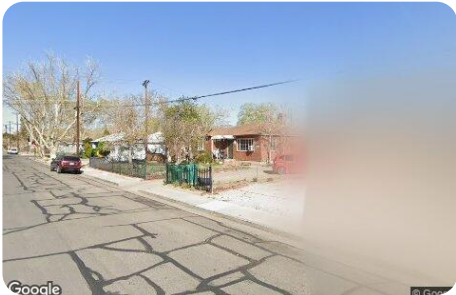


Duplex (2 Units, Any Combination) RESIDENTIAL

647 COLORADO RIVER BLVD

RENO, NV 89502



4
BEDS

4
BATHS

1,920 ft²
LIVING AREA

0.14 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

VALUATION

Last Sale

\$341,000 · Mar 15, 2016

TAX & ASSESSMENT

Property Tax	\$2,298 (2025)
Assessed Value	\$97,425
Previous Assessed	\$99,434
Assessor Market Value	\$278,359

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Washoe
Lot (acres)	0.14
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Evaporative
Pool	No

Deck · 96 ft²

Patio · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 14, 2016	Resale	Grant Deed	\$341,000	\$178	\$341K
Mar 14, 2016	Quitclaim	Quit Claim Transfer			
Feb 9, 2016	Recorded document	Affidavit Of Death			
Jun 11, 2010	Quitclaim	Quit Claim Transfer			
Jun 12, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Veterans Memorial STEM Academy	Elementary	KG–5	0.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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