

Residential - Vacant Land

RESIDENTIAL

2495 STATE ROUTE 447

RENO, NV 89510

38.09 ac

LOT SIZE

VALUATION

Last Sale

\$8,936,844 · Mar 13, 2019

TAX & ASSESSMENT

Property Tax	\$454 (2025)
Assessed Value	\$13,998
Previous Assessed	\$13,998
Assessor Market Value	\$39,994

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Washoe
Lot (acres)	38.09
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 13, 2019	Resale	Grant Deed	\$8,937,000		
Oct 8, 2014	Quitclaim	Quit Claim Transfer	\$2,500		
Aug 9, 2011	Quitclaim	Quit Claim Transfer			
Jan 3, 1992	Resale	Grant Deed	\$795,245		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Natchez Elementary School	Elementary	KG–5	3.5 mi
Lou Mendive Middle School	Middle	6–8	21.3 mi
Edward C. Reed High School	High	9–12	21.7 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 89510

156 CRIME INDEX	91 AIR POLLUTION	4,071 POPULATION	\$65K MEDIAN IN-COME	50°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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