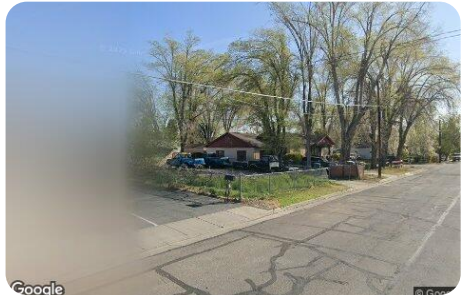
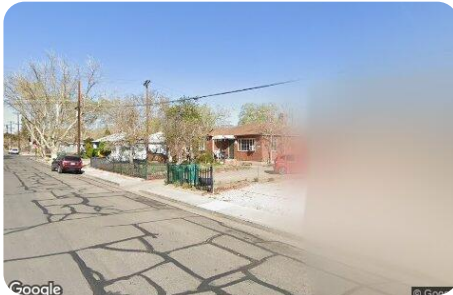


Residential Income (General/Multi-Family)

RESIDENTIAL

645 COLORADO RIVER BLVD

RENO, NV 89502



6

BEDS

5

BATHS

2,636 ft²

LIVING AREA

0.16 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

Last Sale

\$225,000 · Jan 22, 2009

TAX & ASSESSMENT

Property Tax	\$2,095 (2025)
Assessed Value	\$101,677
Previous Assessed	\$100,267
Assessor Market Value	\$290,505

PROPERTY FACTS

Property Type	Residential Income (General/Multi-Family)
County	Washoe
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Evaporative
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 64 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 7, 2009	Resale	Grant Deed	\$225,000	\$85	\$221K
Oct 15, 2008	Non-arms-length	Trustees Deed	\$272,000	\$103	
Dec 13, 2006	Resale	Grant Deed	\$410,000	\$156	\$328K
Apr 28, 2003	Resale	Grant Deed	\$240,000	\$91	\$228K
Oct 14, 1997	Resale	Grant Deed	\$201,500	\$76	\$203K

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