

Duplex (2 Units, Any Combination) RESIDENTIAL

954 FOREST ST
RENO, NV 89509



4
BEDS

2
BATHS

1,431 ft²
LIVING AREA

3,659 ft²
LOT SIZE

1932
YEAR BUILT

1
STORIES

1
PARKING

TAX & ASSESSMENT

Property Tax	\$1,278 (2025)
Assessed Value	\$82,575
Previous Assessed	\$82,742
Assessor Market Value	\$235,929

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Washoe
Lot (acres)	0.08

Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Garage	Garage, Attached
Pool	No

Porch · 89 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 29, 2008	Recorded document	Grant Deed			
Aug 28, 2008	Financing	Intrafamily Transfer			\$200K
Jul 24, 2008	Resale	Grant Deed	\$249,500	\$174	
Aug 12, 2004	Quitclaim	Quit Claim Transfer			\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mount Rose Elementary School	Elementary	KG–5	0.3 mi
Reno High School	High	9–12	0.9 mi
Darrell C. Swope Middle School	Middle	6–8	1.9 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 89509

103 CRIME INDEX	94 AIR POLLUTION	36,556 POPULATION	\$89K MEDIAN IN-COME	51°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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