

Duplex (2 Units, Any Combination)

RESIDENTIAL

446 ROBERTS ST

RENO, NV 89502



4

BEDS

3

BATHS

1,500 ft²

LIVING AREA

3,100 ft²

LOT SIZE

2019

YEAR BUILT

2

STORIES

VALUATION

Last Sale

\$675,000 · Jun 16, 2026

TAX & ASSESSMENT

Property Tax	\$2,616 (2025)
Assessed Value	\$112,036
Previous Assessed	\$111,920
Assessor Market Value	\$219,806

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	WASHOE
Lot (acres)	0.07
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

Porch · 100 ft²

CLIMATE RISK

1 FLOOD	1 WILDFIRE	56 HEAT	6 STORM	27 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 26, 2026	Resale	Bargain And Sale Deed	\$675,000	\$450	\$435K
Jan 22, 2018	Resale	Grant Deed	\$550,000	\$367	\$196K
Jul 3, 2018	Financing	Trustees Deed			\$315K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Libby C. Booth Elementary School	Elementary	KG–5	0.5 mi
E. Otis Vaughn Middle School	Middle	6–8	0.7 mi
Earl Wooster High School	High	9–12	1.5 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	Absentee owner
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