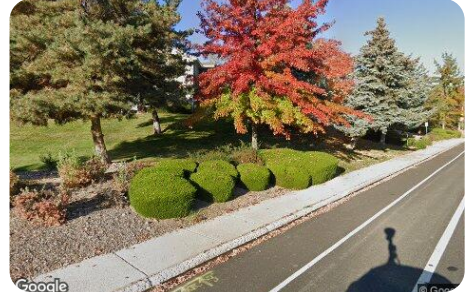


Residential Income (General/Multi-Family)

RESIDENTIAL

# 2475 ROBB DR

RENO, NV 89523



**18,492 ft<sup>2</sup>**  
LIVING AREA

**23.9 ac**  
LOT SIZE

**1997**  
YEAR BUILT

**3**  
STORIES

**5**  
PARKING

## VALUATION

Last Sale

**\$25,792,532 · Mar 1, 2022**

## TAX & ASSESSMENT

|                       |                         |
|-----------------------|-------------------------|
| Property Tax          | <b>\$367,997 (2025)</b> |
| Assessed Value        | <b>\$12,235,642</b>     |
| Previous Assessed     | <b>\$12,483,006</b>     |
| Assessor Market Value | <b>\$34,958,976</b>     |

## PROPERTY FACTS

|               |                                           |
|---------------|-------------------------------------------|
| Property Type | Residential Income (General/Multi-Family) |
| County        | Washoe                                    |
| Lot (acres)   | 23.90                                     |
| Construction  | Wood (Unspecified)                        |
| Roof          | Composition Shingle                       |
| Heating       | Yes                                       |
| Cooling       | Yes                                       |
| Fireplace     | Yes                                       |
| Garage        | Garage, Detached                          |
| Pool          | Pool W/Hot Tub/Spa                        |

Balcony

Porch · 25,204 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                        | PRICE        | \$/FT² | LOAN  |
|--------------|-------------------|-----------------------------|--------------|--------|-------|
| Feb 28, 2022 | Resale            | Bargain And Sale Deed       | \$25,792,532 | \$1395 | \$60M |
| Feb 22, 2022 | Resale            | Bargain And Sale Deed       | \$25,792,532 | \$1395 |       |
| Feb 24, 2012 | Financing         | Bargain And Sale Deed       |              |        | \$22M |
| Mar 5, 2010  | Recorded document | Deed In Lieu Of Foreclosure |              |        |       |
| Apr 7, 2009  | Non-arms-length   | Trustees Deed               | \$100,000    | \$5    |       |
| May 9, 2007  | Resale            | Bargain And Sale Deed       | \$46,220,000 | \$2499 | \$40M |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rollan D. Melton Elementary School | Elementary | KG–5   | 0.4 mi   |
| Robert McQueen High School         | High       | 9–12   | 0.5 mi   |
| B. D. Billingshurst Middle School  | Middle     | 6–8    | 1.3 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 89523

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>58</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>40,260</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>46°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|