

Single Family Residence **RESIDENTIAL**

## 2309 BLUSHING ROCK DR

RENO, NV 89521

**\$1,452,994** TopHap Estimate · \$418 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**5**

BATHS

**3,480 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**2022**

YEAR BUILT

**1**

STORIES

**3**

PARKING

### VALUATION

**\$1.5M**

\$1.4M low

\$1.5M high

Last Sale

**\$1,206,935 · Sep 21, 2022**

Est. Owner Equity

**\$1,452,994**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,757 (2025) |
| Assessed Value        | \$337,861      |
| Previous Assessed     | \$337,576      |
| Assessor Market Value | \$965,318      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.26                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Concrete                |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED                  | PRICE       | \$/FT <sup>2</sup> | LOAN |
|-------------|--------|-----------------------|-------------|--------------------|------|
| Sep 9, 2022 | Resale | Bargain And Sale Deed | \$1,206,935 | \$347              |      |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Nick Poulakidas Elementary School | Elementary | KG–5   | 0.4 mi   |
| Kendyl Depoali Middle School      | Middle     | 6–8    | 0.8 mi   |
| Damonte Ranch High School         | High       | 9–12   | 1.4 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 89521

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>42,832</b><br>POPULATION | <b>\$110K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|