

Single Family Residence **RESIDENTIAL**

# 2595 PAINTED RIVER TRL

RENO, NV 89523

**\$3,487,738** TopHap Estimate · \$727 / ft<sup>2</sup> · confidence 82 · as of Jun 23, 2026



**4**

BEDS

**4**

BATHS

**4,796 ft<sup>2</sup>**

LIVING AREA

**1.03 ac**

LOT SIZE

**2013**

YEAR BUILT

**1**

STORIES

**4**

PARKING

## VALUATION

**\$3.5M**

\$2.9M low

\$4.1M high

Last Sale

**\$325,000 · Oct 19, 2007**

Est. Owner Equity

**\$2,287,738**

Loan-to-Value

**34%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$14,431 (2025) |
| Assessed Value        | \$608,684       |
| Previous Assessed     | \$600,355       |
| Assessor Market Value | \$1,739,096     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 1.03                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Concrete                |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 727 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN |
|--------------|-----------|---------------------|-----------|--------|------|
| Oct 19, 2007 | Resale    | Grant Deed          | \$399,000 | \$83   |      |
| Jun 15, 2006 | Quitclaim | Quit Claim Transfer |           |        |      |
| Feb 10, 2005 | Resale    | Grant Deed          | \$102,000 | \$21   |      |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| George Westergard Elementary School | Elementary | KG–5   | 2.0 mi   |
| Robert McQueen High School          | High       | 9–12   | 2.1 mi   |
| B. D. Billingshurst Middle School   | Middle     | 6–8    | 2.2 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

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

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|