

Duplex (2 Units, Any Combination)

RESIDENTIAL

475 COLORADO RIVER BLVD

RENO, NV 89502



3

BEDS

2

BATHS

1,400 ft²

LIVING AREA

0.15 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$215,000 · Jul 26, 2010

TAX & ASSESSMENT

Property Tax	\$808 (2025)
Assessed Value	\$71,783
Previous Assessed	\$71,975
Assessor Market Value	\$205,095

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Pool	No

Porch · 800 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2023	Financing	Intrafamily Transfer			
May 9, 2013	Quitclaim	Quit Claim Transfer			\$66K
Nov 1, 2010	Recorded document	Grant Deed			
Nov 1, 2010	Quitclaim	Quit Claim Transfer			
Jun 11, 2010	Foreclosure sale	Trustees Deed	\$215,000	\$154	
May 9, 2006	Resale	Grant Deed	\$635,000	\$454	\$500K
May 9, 2006	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Veterans Memorial STEM Academy	Elementary	KG–5	0.3 mi
E. Otis Vaughn Middle School	Middle	6–8	0.6 mi
Earl Wooster High School	High	9–12	1.0 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.