

Single Family Residence **RESIDENTIAL**

# 809 FOREST ST

RENO, NV 89509

**\$738,962** TopHap Estimate · \$568 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**  
BEDS

**3**  
BATHS

**1,300 ft<sup>2</sup>**  
LIVING AREA

**2,434 ft<sup>2</sup>**  
LOT SIZE

**2020**  
YEAR BUILT

**2**  
STORIES

**1**  
PARKING

## VALUATION

**\$739K**

\$681K low

\$797K high

Last Sale

**\$480,000 · Sep 28, 2020**

Est. Owner Equity

**\$738,962**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,266 (2025) |
| Assessed Value        | \$116,504      |
| Previous Assessed     | \$112,476      |
| Assessor Market Value | \$332,866      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.06                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|-----------------------|-----------|--------------------|------|
| Sep 28, 2020 | Quitclaim | Quit Claim Transfer   |           |                    |      |
| Sep 28, 2020 | Resale    | Bargain And Sale Deed | \$480,000 | \$369              |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Mount Rose Elementary School   | Elementary | KG–5   | 0.2 mi   |
| Reno High School               | High       | 9–12   | 0.9 mi   |
| Darrell C. Swope Middle School | Middle     | 6–8    | 1.9 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 89509

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>103</div> <div>CRIME INDEX</div> | <div>94</div> <div>AIR POLLUTION</div> | <div>36,556</div> <div>POPULATION</div> | <div>\$89K</div> <div>MEDIAN IN-COME</div> | <div>51°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|