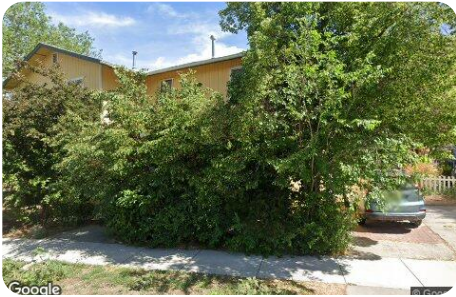


Duplex (2 Units, Any Combination)

RESIDENTIAL

1002 FOREST ST

RENO, NV 89509



4

BEDS

3

BATHS

2,304 ft²

LIVING AREA

3,833 ft²

LOT SIZE

1984

YEAR BUILT

2

STORIES

VALUATION

Last Sale

\$159,000 · Dec 7, 2012

TAX & ASSESSMENT

Property Tax	\$2,618 (2025)
Assessed Value	\$103,580
Previous Assessed	\$105,509
Assessor Market Value	\$295,943

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Washoe
Lot (acres)	0.09
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Pool	No

Porch · 80 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2014	Quitclaim	Quit Claim Transfer			
Dec 6, 2012	Resale	Grant Deed	\$159,000	\$69	\$127K
Dec 28, 2006	Recorded document	Affidavit Of Death			
Jun 30, 2004	Resale	Grant Deed	\$304,000	\$132	\$213K
Oct 4, 2002	Resale	Grant Deed	\$260,000	\$113	\$208K
May 31, 2000	Resale	Grant Deed	\$190,000	\$82	
May 29, 1991	Resale	Grant Deed	\$130,000	\$56	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mount Rose Elementary School	Elementary	KG–5	0.3 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

103 CRIME INDEX	94 AIR POLLUTION	36,556 POPULATION	\$89K MEDIAN IN-COME	51°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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