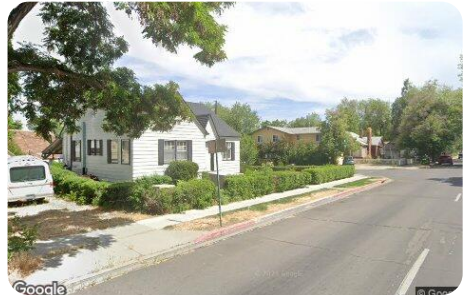
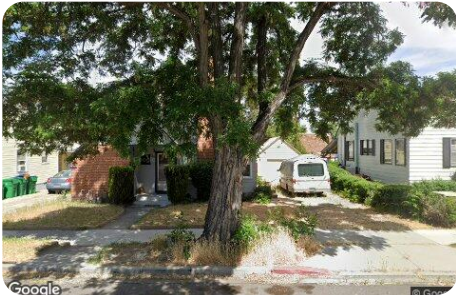


Duplex (2 Units, Any Combination) **RESIDENTIAL**

964 FOREST ST

RENO, NV 89509



3

BEDS

2

BATHS

1,777 ft²

LIVING AREA

3,790 ft²

LOT SIZE

1945

YEAR BUILT

2

STORIES

1

PARKING

TAX & ASSESSMENT

Property Tax	\$1,658 (2025)
Assessed Value	\$88,900
Previous Assessed	\$89,126
Assessor Market Value	\$254,000

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
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 64 ft²

Patio · 64 ft²

Porch · 146 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 11, 2024	Financing	Bargain And Sale Deed			
Sep 11, 2024	Financing	Intrafamily Transfer			
Mar 30, 2010	Quitclaim	Quit Claim Transfer			
Mar 30, 2010	Recorded document	Grant Deed			
Jul 5, 2007	Recorded document	Grant Deed			
Jul 5, 2007	Quitclaim	Quit Claim Transfer			
Apr 12, 2006	Recorded document	Grant Deed			
Aug 31, 2005	Quitclaim	Quit Claim Transfer			
Aug 11, 2005	Resale	Grant Deed	\$360,000	\$203	\$288K
Jul 30, 1999	Resale	Grant Deed	\$177,500	\$100	
Oct 21, 1997	Recorded document	Grant Deed			
Apr 10, 1996	Resale	Grant Deed	\$119,000	\$67	\$132K

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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