

Residential Income (General/Multi-Family)

**RESIDENTIAL**

# 485 COLORADO RIVER BLVD

RENO, NV 89502



**4**

BEDS

**4**

BATHS

**1,728 ft²**

LIVING AREA

**0.15 ac**

LOT SIZE

**1954**

YEAR BUILT

**1**

STORIES

## VALUATION

Last Sale

**\$96,000 · Oct 26, 2010**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,056 (2025)</b> |
| Assessed Value        | <b>\$79,786</b>       |
| Previous Assessed     | <b>\$78,195</b>       |
| Assessor Market Value | <b>\$227,960</b>      |

## PROPERTY FACTS

|               |                                           |
|---------------|-------------------------------------------|
| Property Type | Residential Income (General/Multi-Family) |
| County        | Washoe                                    |
| Lot (acres)   | 0.15                                      |
| Construction  | Wood (Unspecified)                        |
| Roof          | Wood Shingle                              |
| Heating       | Floor/Wall Furnace                        |
| Cooling       | Wall Unit                                 |
| Pool          | No                                        |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Jun 2, 2023  | Financing         | Intrafamily Transfer |           |                    |        |
| Oct 6, 2010  | Resale            | Grant Deed           | \$96,000  | \$56               |        |
| Jun 21, 2010 | Non-arms-length   | Trustees Deed        | \$115,939 | \$67               |        |
| Jul 26, 2005 | Recorded document | Grant Deed           |           |                    |        |
| Dec 2, 2004  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Dec 2, 2004  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Nov 24, 2004 | Resale            | Grant Deed           | \$294,000 | \$170              | \$235K |
| Dec 29, 1998 | Quitclaim         | Quit Claim Transfer  |           |                    |        |

## 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**

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>119</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>46,975</b><br>POPULATION | <b>\$61K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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