

Single Family Residence **RESIDENTIAL**

740 COLORADO RIVER BLVD

RENO, NV 89502

\$463,796 TopHap Estimate · \$295 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,570 ft²

LIVING AREA

0.16 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$464K

\$414K low

\$514K high

Last Sale

\$95,000 · Jun 18, 2012

Est. Owner Equity

\$373,796

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$1,193 (2025)
Assessed Value	\$57,427
Previous Assessed	\$55,841
Assessor Market Value	\$164,076

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 36 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 14, 2012	Quitclaim	Quit Claim Transfer			
Feb 13, 2012	Resale	Grant Deed	\$95,000	\$61	\$93K
Oct 28, 2004	Quitclaim	Quit Claim Transfer			\$166K
Feb 11, 2004	Quitclaim	Quit Claim Transfer			\$125K
Sep 5, 2003	Resale	Grant Deed	\$174,000	\$111	\$99K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Veterans Memorial STEM Academy	Elementary	KG–5	0.4 mi
E. Otis Vaughn Middle School	Middle	6–8	0.5 mi
Earl Wooster High School	High	9–12	0.7 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.

OWNERSHIP

Occupancy	Owner occupied
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