

Single Family Residence **RESIDENTIAL**

1380 FOREST ST

RENO, NV 89509

\$573,858 TopHap Estimate · \$533 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,076 ft²

LIVING AREA

0.12 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$574K

\$560K low

\$588K high

Last Sale

\$254,000 · Oct 28, 2003

Est. Owner Equity

\$345,008

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$860 (2025)
Assessed Value	\$65,912
Previous Assessed	\$61,277
Assessor Market Value	\$188,321

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.12
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Garage	Garage, Attached
Pool	No

Porch · 52 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 28, 2003	Resale	Grant Deed	\$254,000	\$236	\$254K
Apr 16, 2003	Resale	Grant Deed	\$186,000	\$173	
Dec 18, 2001	Non-arms-length	Grant Deed	\$66,000	\$61	\$131K
Aug 26, 1999	Quitclaim	Quit Claim Transfer	\$143,000	\$133	\$10K
Aug 29, 1997	Resale	Grant Deed	\$136,000	\$126	\$133K
Sep 27, 1996	Resale	Grant Deed	\$120,000	\$112	\$96K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mount Rose Elementary School	Elementary	KG–5	0.4 mi
Reno High School	High	9–12	1.0 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	Owner occupied
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