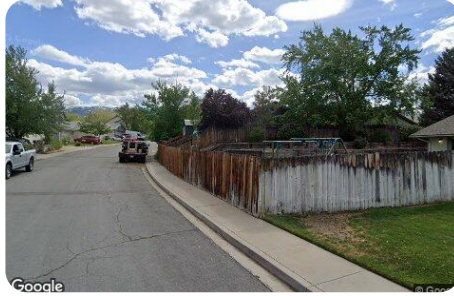


Single Family Residence **RESIDENTIAL**

6026 WARM RIVER RD

RENO, NV 89523

\$558,327 TopHap Estimate · \$440 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,270 ft²

LIVING AREA

0.19 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$558K

\$532K low

\$585K high

Last Sale

\$195,000 · Aug 23, 2013

Est. Owner Equity

\$558,327

TAX & ASSESSMENT

Property Tax	\$2,246 (2025)
Assessed Value	\$74,357
Previous Assessed	\$71,331
Assessor Market Value	\$212,448

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.19
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 322 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 3, 2021	Financing	Intrafamily Transfer			
Feb 26, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Aug 20, 2013	Resale	Grant Deed	\$195,000	\$154	
Jun 23, 2009	Quitclaim	Quit Claim Transfer			
Jun 23, 2009	Quitclaim	Quit Claim Transfer			
May 24, 2004	Quitclaim	Quit Claim Transfer			
Dec 30, 2003	Resale	Grant Deed	\$185,000	\$146	
Apr 28, 2003	Non-arms-length	Grant Deed	\$160,000	\$126	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sarah Winnemucca Elementary School	Elementary	KG–5	0.3 mi
B. D. Billingshurst Middle School	Middle	6–8	0.6 mi
Robert McQueen High School	High	9–12	0.9 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 89523

58 CRIME INDEX	87 AIR POLLUTION	40,260 POPULATION	\$97K MEDIAN IN-COME	46°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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