

Duplex (2 Units, Any Combination)

RESIDENTIAL

580 RENO AVE

RENO, NV 89509



4

BEDS

2

BATHS

1,878 ft²

LIVING AREA

0.17 ac

LOT SIZE

1936

YEAR BUILT

2

STORIES

1

PARKING

TAX & ASSESSMENT

Property Tax	\$1,817 (2025)
Assessed Value	\$110,249
Previous Assessed	\$109,733
Assessor Market Value	\$314,997

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Washoe
Lot (acres)	0.17

Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	Spa/Hot Tub (Only)

Porch · 430 ft²

CLIMATE RISK

45
FLOOD

32
WILDFIRE

54
HEAT

12
STORM

27
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 26, 2022	Financing	Intrafamily Transfer			
Jan 9, 2019	Financing	Intrafamily Transfer			\$299K
Jan 23, 2006	Financing	Intrafamily Transfer			\$97K
Sep 26, 2005	Financing	Intrafamily Transfer			\$327K
Jun 5, 2002	Non-arms-length	Grant Deed	\$290,000	\$154	\$218K
Jun 5, 2002	Non-arms-length	Grant Deed	\$290,000	\$154	
Apr 4, 2002	Non-arms-length	Grant Deed	\$290,000	\$154	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mount Rose Elementary School	Elementary	KG–5	0.2 mi
Reno High School	High	9–12	0.5 mi
Darrell C. Swope Middle School	Middle	6–8	1.6 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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