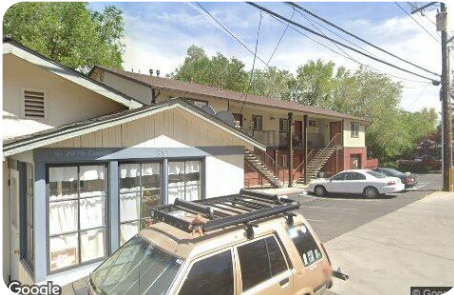


Duplex (2 Units, Any Combination) RESIDENTIAL

861 FOREST ST
RENO, NV 89509



3
BEDS

2
BATHS

1,815 ft²
LIVING AREA

0.16 ac
LOT SIZE

1956
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

Last Sale \$225,000 · Mar 21, 2002

TAX & ASSESSMENT

Property Tax	\$2,405 (2025)
Assessed Value	\$116,292
Previous Assessed	\$115,514
Assessor Market Value	\$332,263

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Washoe
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Mixed
Pool	No

Porch · 426 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 31, 2022	Quitclaim	Quit Claim Transfer			
May 31, 2022	Quitclaim	Quit Claim Transfer			
Aug 3, 2004	Quitclaim	Quit Claim Transfer			
Aug 3, 2004	Quitclaim	Quit Claim Transfer	\$225,000	\$124	
Mar 21, 2002	Resale	Grant Deed	\$225,000	\$124	\$176K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mount Rose Elementary School	Elementary	KG–5	0.2 mi
Reno High School	High	9–12	0.9 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.