

Residential Income (General/Multi-Family)

**RESIDENTIAL**

# 530 COLORADO RIVER BLVD

RENO, NV 89502



**6**

BEDS

**6**

BATHS

**3,456 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1981**

YEAR BUILT

**2**

STORIES

**5**

PARKING

## VALUATION

Last Sale

**\$385,000 · Jul 6, 2015**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,820 (2025)</b> |
| Assessed Value        | <b>\$136,872</b>      |
| Previous Assessed     | <b>\$138,556</b>      |
| Assessor Market Value | <b>\$391,062</b>      |

## PROPERTY FACTS

|               |                                           |
|---------------|-------------------------------------------|
| Property Type | Residential Income (General/Multi-Family) |
| County        | Washoe                                    |
| Lot (acres)   | 0.14                                      |
| Construction  | Wood (Unspecified)                        |
| Roof          | Builtup (layered Asphalt)                 |
| Heating       | Forced Air                                |
| Cooling       | Yes                                       |
| Garage        | Carport (Unspecified)                     |
| Pool          | No                                        |

Deck · 292 ft²

Patio · 292 ft²

Porch · 292 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Jun 29, 2015 | Resale          | Grant Deed          | \$385,000 | \$111  | \$185K |
| Oct 10, 2012 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Aug 17, 2012 | Quitclaim       | Quit Claim Transfer |           |        | \$173K |
| Dec 4, 2006  | Quitclaim       | Quit Claim Transfer |           |        |        |
| Sep 25, 2002 | Non-arms-length | Grant Deed          | \$291,000 | \$84   |        |
| Sep 25, 2002 | Non-arms-length | Grant Deed          | \$291,000 | \$84   |        |
| Sep 25, 2002 | Resale          | Grant Deed          | \$291,000 | \$84   | \$204K |
| Sep 25, 2002 | Resale          | Grant Deed          | \$291,000 | \$84   |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Veterans Memorial STEM Academy | Elementary | KG–5   | 0.4 mi   |
| E. Otis Vaughn Middle School   | Middle     | 6–8    | 0.6 mi   |
| Earl Wooster 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 89502

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>119</div> <div>CRIME INDEX</div> | <div>95</div> <div>AIR POLLUTION</div> | <div>46,975</div> <div>POPULATION</div> | <div>\$61K</div> <div>MEDIAN IN-COME</div> | <div>51°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|