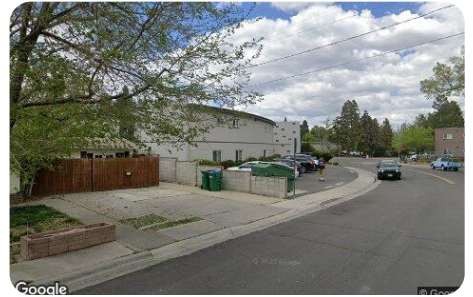


Duplex (2 Units, Any Combination)

RESIDENTIAL

2141 RIVIERA ST

RENO, NV 89509



4

BEDS

3

BATHS

2,501 ft²

LIVING AREA

0.23 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

Last Sale

\$314,000 · Sep 1, 2015

TAX & ASSESSMENT

Property Tax	\$1,919 (2025)
Assessed Value	\$97,188
Previous Assessed	\$97,512
Assessor Market Value	\$277,680

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Washoe
Lot (acres)	0.23
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Pool	No

Porch · 948 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 10, 2022	Financing	Intrafamily Transfer			
May 10, 2022	Financing	Intrafamily Transfer			
Aug 31, 2015	Quitclaim	Quit Claim Transfer			
Aug 1, 2015	Resale	Bargain And Sale Deed	\$314,000	\$126	\$214K
Dec 14, 2012	Resale	Grant Deed	\$185,000	\$74	
May 10, 2001	Resale	Grant Deed	\$170,000	\$68	\$38K
Jan 22, 1997	Quitclaim	Quit Claim Transfer			\$122K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Reno High School	High	9–12	0.5 mi
Hunter Lake Elementary School	Elementary	KG–5	0.6 mi
Darrell C. Swope Middle School	Middle	6–8	0.8 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	Absentee owner
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