

Single Family Residence **RESIDENTIAL**

455 PARADE CT

RENO, NV 89521

\$861,877 TopHap Estimate · \$339 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

4

BATHS

2,545 ft²

LIVING AREA

0.17 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$862K

\$836K low

\$888K high

Last Sale

\$435,000 · Jun 29, 2016

Est. Owner Equity

\$626,877

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$4,045 (2025)
Assessed Value	\$175,915
Previous Assessed	\$169,124
Assessor Market Value	\$502,615

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.17
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 67 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2019	Quitclaim	Quit Claim Transfer			
Jun 23, 2016	Resale	Bargain And Sale Deed	\$435,000	\$171	\$235K
May 6, 2016	Non-arms-length	Tax Deed	\$386,612	\$152	
Jun 22, 2006	Resale	Bargain And Sale Deed	\$481,000	\$189	\$348K
Jul 29, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brown Elementary School	Elementary	KG–5	0.7 mi
Galena High School	High	9–12	2.3 mi
Marce Herz Middle School	Middle	6–8	3.0 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 89521

67 CRIME INDEX	95 AIR POLLUTION	42,832 POPULATION	\$110K MEDIAN IN-COME	50°F AVG TEMP	79% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------