

Single Family Residence **RESIDENTIAL**

401 PARADE CT

RENO, NV 89521

\$902,620 TopHap Estimate · \$283 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,193 ft²

LIVING AREA

0.17 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$903K

\$863K low

\$942K high

Last Sale

\$527,000 · Sep 5, 2006

Est. Owner Equity

\$445,820

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$4,297 (2025)
Assessed Value	\$185,567
Previous Assessed	\$178,734
Assessor Market Value	\$530,190

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, Built-in
Pool	No

Deck · 50 ft²

Patio · 50 ft²

Porch · 181 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2006	Quitclaim	Quit Claim Transfer			
Aug 1, 2006	Resale	Bargain And Sale Deed	\$527,000	\$165	\$400K
Aug 1, 2006	Quitclaim	Quit Claim Transfer			
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	2.2 mi
Marce Herz Middle School	Middle	6–8	2.9 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 89521

67 CRIME INDEX	95 AIR POLLUTION	42,832 POPULATION	\$110K MEDIAN IN-COME	50°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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