

Duplex (2 Units, Any Combination) RESIDENTIAL

527 RENO AVE  
RENO, NV 89509



2  
BEDS

1  
BATHS

1,187 ft<sup>2</sup>  
LIVING AREA

0.17 ac  
LOT SIZE

1926  
YEAR BUILT

1  
STORIES

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,648 (2025) |
| Assessed Value        | \$100,872      |
| Previous Assessed     | \$100,622      |
| Assessor Market Value | \$288,206      |

PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| County        | Washoe                            |
| Lot (acres)   | 0.17                              |

|              |                                       |
|--------------|---------------------------------------|
| Construction | Masonry/Concrete Masonry Units (Cmus) |
| Roof         | Composition Shingle                   |
| Heating      | Forced Air                            |
| Fireplace    | Yes                                   |
| Pool         | No                                    |

Deck · 100 ft²

Patio · 100 ft²

Porch · 420 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE | \$/FT² | LOAN   |
|--------------|-----------|------------------------|-------|--------|--------|
| Dec 12, 2024 | Financing | Intrafamily Transfer   |       |        |        |
| Jun 10, 2024 | Financing | Intrafamily Transfer   |       |        | \$396K |
| Feb 14, 2022 | Financing | Transfer On Death Deed |       |        |        |
| Jul 8, 1999  | Quitclaim | Quit Claim Transfer    |       |        | \$110K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Mount Rose Elementary School   | Elementary | KG–5   | 0.2 mi   |
| Reno High School               | High       | 9–12   | 0.5 mi   |
| Darrell C. Swope Middle School | Middle     | 6–8    | 1.6 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**

|                           |                            |                             |                                    |                         |                        |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>103</b><br>CRIME INDEX | <b>94</b><br>AIR POLLUTION | <b>36,556</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-<br>COME | <b>51°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|