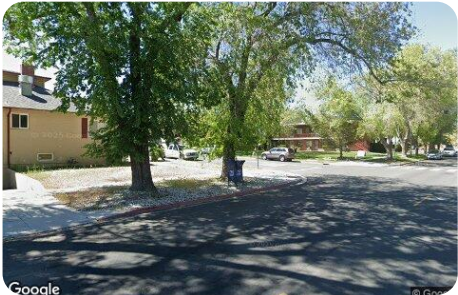


Multi-Family Dwellings (Generic, Any Combination)

RESIDENTIAL

300 LA RUE AVE  
RENO, NV 89509



10  
BEDS

3  
BATHS

3,487 ft<sup>2</sup>  
LIVING AREA

0.21 ac  
LOT SIZE

1932  
YEAR BUILT

2  
STORIES

2  
PARKING

VALUATION

Last Sale

\$900,000 · Oct 2, 2024

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,613 (2025) |
| Assessed Value        | \$183,315      |
| Previous Assessed     | \$174,153      |
| Assessor Market Value | \$523,756      |

## PROPERTY FACTS

|               |                                                   |
|---------------|---------------------------------------------------|
| Property Type | Multi-Family Dwellings (Generic, Any Combination) |
| County        | Washoe                                            |
| Lot (acres)   | 0.21                                              |
| Construction  | Masonry/Concrete Masonry Units (Cmus)             |
| Foundation    | Wood (Unspecified)                                |
| Roof          | Composition Shingle                               |
| Heating       | Forced Air                                        |
| Cooling       | Yes                                               |
| Fireplace     | Yes                                               |
| Garage        | Garage, Basement                                  |
| Pool          | No                                                |

Balcony

Deck · 143 ft²

Patio · 238 ft²

Porch · 360 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Sep 20, 2024 | Resale | Bargain And Sale Deed | \$900,000 | \$258  | \$495K |
| Apr 19, 1996 | Resale | Grant Deed            | \$260,000 | \$75   | \$250K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Mount Rose Elementary School   | Elementary | KG–5   | 0.2 mi   |
| Reno High School               | High       | 9–12   | 0.8 mi   |
| Darrell C. Swope Middle School | Middle     | 6–8    | 1.9 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 89509

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>103</div> <div>CRIME INDEX</div> | <div>94</div> <div>AIR POLLUTION</div> | <div>36,556</div> <div>POPULATION</div> | <div>\$89K</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 | Owner occupied |
|-----------|----------------|