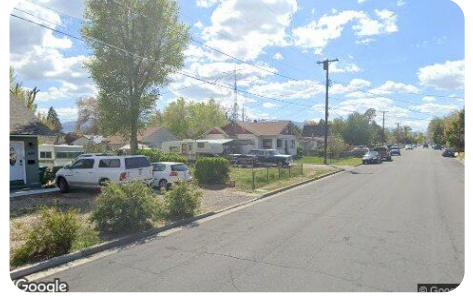


Single Family Residence **RESIDENTIAL**

844 COLORADO RIVER BLVD

RENO, NV 89502

\$380,231 TopHap Estimate · \$434 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

1

BATHS

876 ft²

LIVING AREA

0.16 ac

LOT SIZE

1939

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$380K

\$345K low

\$415K high

Last Sale

\$239,000 · Sep 20, 2005

Est. Owner Equity

\$105,231

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$504 (2025)
Assessed Value	\$48,880
Previous Assessed	\$48,222
Assessor Market Value	\$81,048

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Garage	Garage, Detached
Pool	No

Porch · 390 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 20, 2005	Resale	Grant Deed	\$239,000	\$273	\$179K
Apr 26, 2004	Quitclaim	Quit Claim Transfer			
Apr 29, 2004	Quitclaim	Quit Claim Transfer			\$98K
Apr 27, 2001	Resale	Grant Deed	\$100,500	\$115	\$95K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
E. Otis Vaughn Middle School	Middle	6–8	0.4 mi
Veterans Memorial STEM Academy	Elementary	KG–5	0.5 mi
Earl Wooster High School	High	9–12	0.6 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 89502

119 CRIME INDEX	95 AIR POLLUTION	46,975 POPULATION	\$61K MEDIAN IN-COME	51°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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