

Single Family Residence **RESIDENTIAL**

# 1308 FOREST ST

RENO, NV 89509

**\$478,726** TopHap Estimate · \$484 / ft² · confidence 97 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**990 ft²**

LIVING AREA

**0.12 ac**

LOT SIZE

**1940**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$479K**

\$465K low

\$492K high

Last Sale

**\$269,000 · Oct 31, 2005**

Est. Owner Equity

**\$277,676**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$63,918  |
| Previous Assessed     | \$63,510  |
| Assessor Market Value | \$111,594 |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | WASHOE                           |
| Lot (acres)   | 0.12                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Porch · 74 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Mar 28, 2024 | Financing | Intrafamily Transfer  |           |        |        |
| Oct 6, 2005  | Resale    | Bargain And Sale Deed | \$269,000 | \$272  | \$215K |
| Jan 5, 2005  | Resale    | Grant Deed            | \$187,000 | \$189  |        |
| Jan 5, 2005  | Quitclaim | Quit Claim Transfer   |           |        |        |
| Aug 2, 2004  | Resale    | Grant Deed            | \$187,000 | \$189  |        |
| Apr 28, 2004 | Resale    | Grant Deed            | \$187,000 | \$189  | \$150K |
| Apr 6, 2004  | Quitclaim | Quit Claim Transfer   |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Mount Rose Elementary School   | Elementary | KG–5   | 0.4 mi   |
| Reno High School               | High       | 9–12   | 1.0 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>103</b><br>CRIME INDEX | <b>94</b><br>AIR POLLUTION | <b>36,556</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-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> |
|-----------|-----------------------|