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Initial TLR DS kR

WASHOE COUNTY ASSESSOR PROPERTY DATA

9/22/2026

9/25/2026 | 9:10:22 PM PDT

Owner Information

APN	**042-491-04**	Card 1 of 1
Situs 1	3172 VISTA FAVOLOSO RENO NV 89519	Bld # 1
Owner 1	RODRIGUEZ, KYLE V & TERESA	
Mail Address	3172 VISTA FAVOLOSO RENO NV 89519	

Parcel Information

Keyline Desc	VILLAGIO DELLA MONTAGNA PH 2 LT 147		
Subdivision	VILLAGIO DELLA MONTAGNA PH 2		
	Section **Township** 19 **Range** 19		
	Record of Survey Map : **Parcel Map#** : **Sub Map#** 4886		
Special Property Code			
2026 Tax District	1000	**Prior APN**	042-440-08
2025 Tax District	1000	**Tax Cap Status**	Low Cap Qualified Primary Residence
PERMITS			

Building Information

XFOB

SUBAREA

Bld #1 Situs	3172 VISTA FAVOLOSO	**Property Name**	
Quality	R60 Excellent	**Building Type**	Single Family Residence
Stories	1 Story	**2nd Occupancy**	
Year Built	2016	**WAY**	2016
Bedrooms	4	**Square Feet**	2422.0
Full Baths	3	**Finished Bsmt**	1124
Half Baths	2	**Unfin Bsmt**	0
Fixtures	20	**Basement Type**	DAYLIGHT
Fireplaces	1	**Gar Conv Sq Feet**	0
Heat Type	FA/AC	**Total Garage Area**	958
2nd Heat Type		**Garage Type**	ATTACHED
Exterior Walls	STUCCO ON FRAME	**Detached Garage**	0
2nd Ext Walls		**Basement Gar Door**	0
Roof Cover	CONCRETE TILE	**Sub Floor**	WOOD
% Complete	100.0	**Frame**	FRAME
Obso/Bldg Adj	0.0	**Units/Bldg**	1
Construction Modifier	0.0	**Units/Parcel**	1

Land Information

LAND DETAILS

Land Use	200	**DOR Code**	200	**Sewer**	Municipal	**Neighborhood**	OABD OA Neighborhood Map
Size (Sq Ft)	11,032 SqFt	**Size (Acres)**	0.253 Acres	**Street**	Paved	**Zoning Code**	SPD
CAGC	OABD - VILLAGIO DELLA MONTAGNA			**Water**	Muni		

Sales and Transfer Records

RECORDER SEARCH

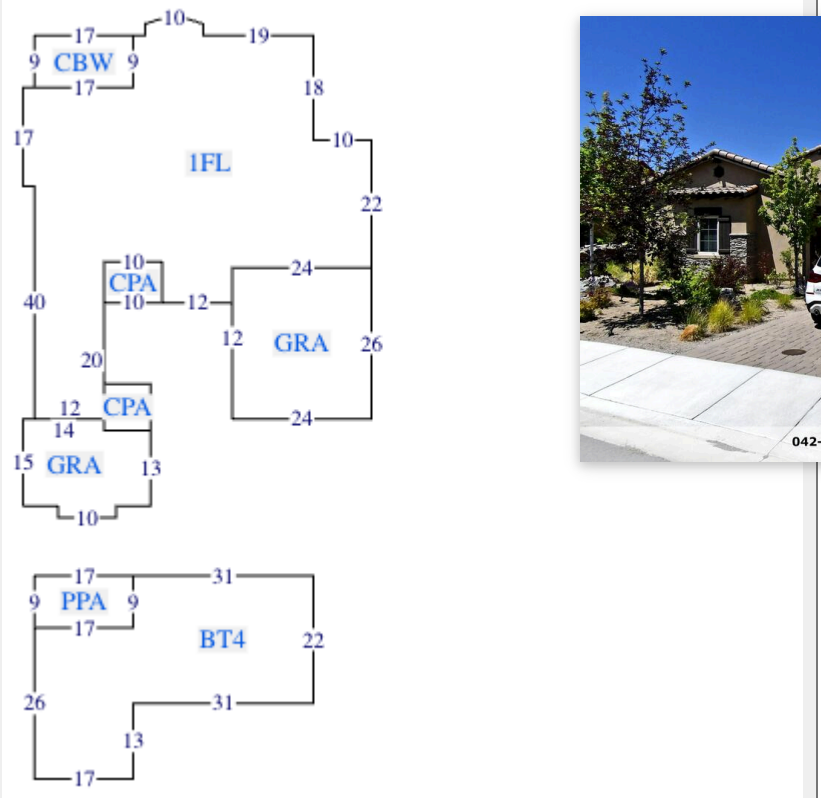
Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
HIGGINS, GREG	RODRIGUEZ, KYLE V & TERESA	5072990	DEED	09-03-2020	200	1,040,000	2D	

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HIGGINS, GREG	HIGGINS, GREG	4654612	DEED	11-18-2016	110	0	3BCT	
VILLAGIO BY DESERT WIND LLC	HIGGINS, GREG	4654611	DEED	11-18-2016	110	794,410	2D	
NEVADA STATE BANK ,	VILLAGIO BY DESERT WIND LLC	4049570	DEED	10-12-2011	200	3,100,000	1MGA	
TNT LTD,	NEVADA STATE BANK	4013594	DEF	06-16-2011	200	1,000,000	3BF	

Valuation Information

Fiscal Year	Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2026/27 FV	286,200	0	1,017,354	0	1,114,314	1,303,554	100,170	356,073	456,244	0





All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 09-21-2026

If you have questions or corrections about our property data you can call us at 775-328-2277 or email us at exemptions@washoecounty.gov

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Initial TLR DS KR

All information contained herein is subject to the Limitation of Liability for Informational Report set forth on the last page hereof.

Property Detail Report

9/25/2026 | 9:10:22 PM PDT

Property Information

Owner(s): Rodriguez Kyle V / Rodriguez Teresa	**Mailing Address:** 3172 Vista Favoloso, Reno, NV 89519-7909
Owner Phone: Unknown	**Property Address:** 3172 Vista Favoloso, Reno, NV 89519-7909 - Washoe County
Vesting Type:	**Alt. APN:** 217394
County: Washoe	**APN:** 042-491-04
Map Coord: 042-49 /	**Census Tract:** 001014
Lot#: 147	**Block:**
Subdivision: Villagio Della Montagna Ph 2	**Tract:**
Legal: Villagio Della Montagna Ph 2 Lt 147	

Property Characteristics

Use: Sfr	**Year Built / Eff:** 2016 / 2016	**SqFt:** 3546
Zoning: Spd	**Lot Size Ac / Sq Ft:** 0.2533 / 11032	**# of Units:** 1
Bedrooms: 4	**Bathrooms (F/H):** 3 / 2	**Fireplace:** Y
# Rooms:	**Quality:** Excellent	**Heating:** Forced Air
Pool:	**Air:** Y	**Style:**
Stories: 1	**Improvements:**	**Parking #:** Attached / 3
Gross Area: 4504	**Garage Area:** 958	**Basement Area #:** 1124

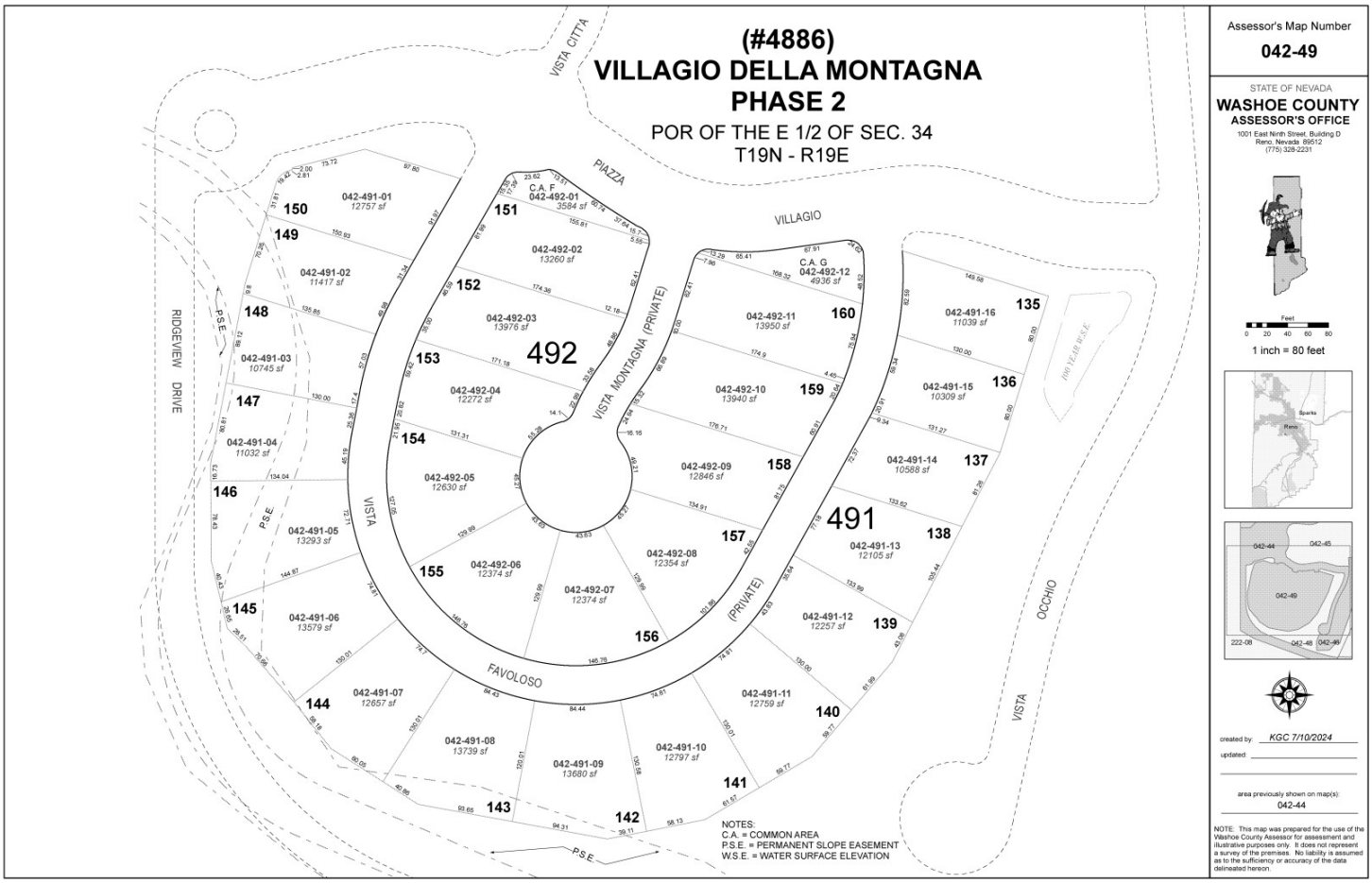
Sale and Loan Information

Sale / Rec Date: 08/02/2020 / 09/03/2020	***$/Sq. Ft.:** $293.29	**2ndMtg:**
Sale Price: $1,040,000	**1st Loan:** $832,000	**Prior Sale Amt:** $794,500
Doc No: 5072990	**Loan Type:** Conventional	**Prior Sale Date:** 10/31/2016
Doc Type: Bargain & Sale Deed	**Transfer Date:** 09/03/2020	**Prior Doc No:** 4654611
Seller: Higgins Greg	**Lender:** Us Bank Na	**Prior Doc Type:** Bargain & Sale Deed

*$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information

ImpValue: $356,074	**Exemption Type:**	**Land Value:** $100,170
Tax Year/ Area: 2026 /	**Total Value:** $456,244	**Tax Value:** $1,303,554
Total Tax Amt: $14,280.13	**Improved:** 78%	



Assessor's Map Number

042-49

STATE OF NEVADA

WASHOE COUNTY

ASSESSOR'S OFFICE

1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231

1 inch = 80 feet

created by: KGC 7/10/2024

updated:

area previously shown on map(s):
042-44

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

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