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Friday, November 13, 2026





LOCATION

Property Address	1340 E 11th St Reno, NV 89512-2912
Subdivision	Ferraris Addition
County	Washoe County, NV

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	008-123-03
Alternate Parcel ID	
Account Number	
District/Ward	1000
2020 Census Trct/Blk	18.01/2
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Residential
Land Use	Duplex 2 Units Any Combination
Improvement Type	Duplex 2 Units Any Combination
Square Feet	1440

CURRENT OWNER

Name	Kcw Properties LLC C/O Kelly & Cynthia Wisner
Mailing Address	55 De Anza Dr Reno, NV 89511-7715

SCHOOL ZONE INFORMATION

Duncan St.E.M. Elementary Academy	0.1 mi
Elementary: Pre K to 5	Distance
Traner Middle School	0.2 mi
Middle: 6 to 8	Distance
Procter Hug High School	2.3 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 10/23/2026

Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
5/2/2023	5/18/2023		Kcw Properties LLC	Wisner Kelly & Wisner Cynthia	Quit Claim Deed		5381150
4/30/2015	5/1/2015		The Kelly & Cynthia Wisner Family Trust & Wisner C	Wisner Cynthia Kay & Wisner Kelly E	Intrafamily Transfer & Dissolution		4465225
12/3/2012	12/14/2012	$99,500	Wisner Cynthia Kay & Wisner Kelly E	Brandon Ronald L	Bargain And Sale Deed		4184739
9/23/2010	10/5/2010	$72,000	Brandon Ronald L	Veasley Jeffrey E	Deed		3929587
7/27/2010	7/29/2010		Veasley Jefferey E	Veasley Delores	Intrafamily Transfer & Dissolution		3906771
7/22/2010	7/29/2010		Pellerano Grace Meriam	Pellerano Raymond J & Pellerano Grace Meriam	Affidavit Of Death		3906768

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7/21/2010	7/29/2010	$72,500	Veasley Jefferey E	Deboer Susan & Estate Of Grace Meriam Pellerano	Bargain And Sale Deed	3906770

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2025	**Assessment Year**	2025
Appraised Land	$123,400	**Assessed Land**	$43,190
Appraised Improvements	$53,249	**Assessed Improvements**	$18,637
Total Tax Appraisal	$176,649	**Total Assessment**	$61,827
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2026			$1,106.17
2025			$1,025.09
2024			$954.75
2023			$882.63
2022			$818.34
2021			$753.44
2020			$707.82
2019			$673.57
2018			$642.70
2016			$602.81

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
12/03/2012	$69,650	Wisner Cynthia Kay Wisner Kelly E And Wisner Kell	Rpm Mortgage	4184740
07/21/2010	$74,303	Veasley Jefferey E	Reno Investment Group	3906772

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Duplex 2 Units Any Combination	**Condition**		**Units**	2
Year Built	1960	**Effective Year**		**Stories**	1
BRs	4	**Baths**	2 F H	**Rooms**	
Total Sq. Ft.	1,440				

Building Square Feet (Living Space)	**Building Square Feet** (Other)
1st Floor 1440	Garage 480
	Porch Covered 36

- CONSTRUCTION

Quality	E	**Roof Framing**	
Shape		**Roof Cover Deck**	Composition Shingle
Partitions		**Cabinet Millwork**	

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Common Wall		**Floor Finish**	
Foundation	Wood	**Interior Finish**	
Floor System		**Air Conditioning**	
Exterior Wall	Brick Veneer	**Heat Type**	Forced Air Unit
Structural Framing		**Bathroom Tile**	
Fireplace		**Plumbing Fixtures**	10
- OTHER			
Occupancy		**Building Data Source**	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Attached Garage	2 CAR		

PROPERTY CHARACTERISTICS: LOT

Land Use	Duplex 2 Units Any Combination	**Lot Dimensions**	
Block/Lot	B/5	**Lot Square Feet**	6,882
Latitude/Longitude	39.539797°/-119.796266°	**Acreage**	0.16

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		**Road Type**	
Electric Source		**Topography**	
Water Source	Municipal	**District Trend**	
Sewer Source	Municipal	**Special School District 1**	
Zoning Code	MF14	**Special School District 2**	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Ferraris Addition	**Plat Book/Page**	
Block/Lot	B/5	**District/Ward**	1000
Description	Ferraris Add Lt 5 Blk B		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	32031C3045G	03/16/2009

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
120010384	Sold	12/18/2012	08/22/2012	$105,000	12/18/2012	$99,500	Deb Hays	Harcourts Nv1 Realty	Breeze Turner Willson	Harcourts Nv1 Realty
90018402	Sold	07/23/2010	12/29/2009	$75,000	07/23/2010	$72,500	Claudia Capurro	Ferrari-Lund R.E. Sparks	Claudia Capurro	Ferrari-Lund R.E. Sparks

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