

Condominium

RESIDENTIAL

540 W RIVERVIEW CIR

RENO, NV 89509

\$606,923 TopHap Estimate · \$318 / ft² · confidence 91 · as of Jun 23, 2026



4

BEDS

3

BATHS

1,908 ft²

LIVING AREA

44 ft²

LOT SIZE

1977

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$607K

\$552K low

\$662K high

Last Sale

\$322,000 · Mar 31, 2004

Est. Owner Equity

\$456,923

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$2,290 (2025)
Assessed Value	\$85,484
Previous Assessed	\$79,676
Assessor Market Value	\$244,241

PROPERTY FACTS

Property Type	Condominium
County	Washoe
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Metal
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 691 ft²

Patio · 691 ft²

Porch · 628 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 7, 2023	Financing	Intrafamily Transfer			
Mar 31, 2004	Non-arms-length	Grant Deed	\$322,000	\$169	\$150K
Mar 31, 2004	Resale	Grant Deed	\$322,000	\$169	
Dec 14, 1993	Non-arms-length	Grant Deed	\$148,500	\$78	\$39K
Aug 21, 1992	Resale	Grant Deed	\$148,500	\$78	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Darrell C. Swope Middle School	Middle	6–8	0.4 mi
Hunter Lake Elementary School	Elementary	KG–5	0.5 mi
Reno High School	High	9–12	0.9 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

103 CRIME INDEX	94 AIR POLLUTION	36,556 POPULATION	\$89K 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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