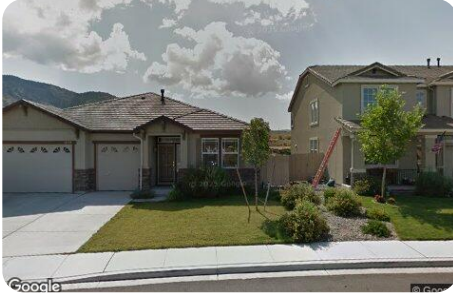


Single Family Residence **RESIDENTIAL**

2786 DIAMOND RIVER DR

RENO, NV 89521

\$1,088,071 TopHap Estimate · \$396 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,748 ft²

LIVING AREA

0.18 ac

LOT SIZE

2025

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.1M

\$926K low

\$1.3M high

Last Sale

\$1,295,794 · Oct 30, 2025

Est. Owner Equity

\$1,088,071

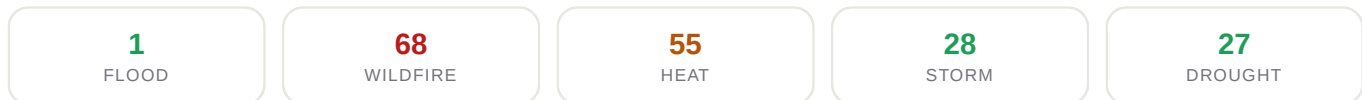
TAX & ASSESSMENT

Property Tax	\$2,688 (2025)
Assessed Value	\$78,435
Previous Assessed	\$33,747
Assessor Market Value	\$224,101

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 20, 2025	Resale	Bargain And Sale Deed	\$1,295,794	\$472	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brown Elementary School	Elementary	KG–5	0.9 mi
Galena High School	High	9–12	3.7 mi
Marce Herz Middle School	Middle	6–8	4.1 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 89521

67 CRIME INDEX	95 AIR POLLUTION	42,832 POPULATION	\$110K MEDIAN IN-COME	50°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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