

Single Family Residence **RESIDENTIAL**

18 RIVER PARK CT

RENO, NV 89523

\$896,928 TopHap Estimate · \$391 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,296 ft²

LIVING AREA

0.25 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$897K

\$855K low

\$939K high

Last Sale

\$450,000 · May 6, 2016

Est. Owner Equity

\$567,928

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$4,823 (2025)
Assessed Value	\$194,081
Previous Assessed	\$185,376
Assessor Market Value	\$554,518

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.25
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Balcony

Deck · 118 ft²

Patio · 436 ft²

Porch · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 2, 2016	Resale	Bargain And Sale Deed	\$450,000	\$196	\$360K
Sep 18, 2009	Quitclaim	Quit Claim Transfer			
Aug 20, 2009	Resale	Bargain And Sale Deed	\$388,000	\$169	\$310K
Feb 18, 2008	Quitclaim	Quit Claim Transfer			
Feb 18, 2008	Financing	Intrafamily Transfer			\$280K
Apr 24, 2006	Quitclaim	Quit Claim Transfer			
Apr 28, 2006	Resale	Bargain And Sale Deed	\$625,000	\$272	\$300K
Nov 22, 2005	Quitclaim	Quit Claim Transfer			
Sep 26, 2003	Non-arms-length	Grant Deed	\$342,400	\$149	\$100K
Sep 26, 2003	Resale	Grant Deed	\$342,400	\$149	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.1 mi
Robert McQueen High School	High	9–12	2.2 mi
Verdi Elementary School	Elementary	KG–5	4.7 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 89523

58 CRIME INDEX	87 AIR POLLUTION	40,260 POPULATION	\$97K MEDIAN IN-COME	46°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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