

Condominium

RESIDENTIAL

645 E RIVERVIEW CIR

RENO, NV 89509

\$581,420 TopHap Estimate · \$337 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,723 ft²

LIVING AREA

44 ft²

LOT SIZE

1976

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$581K

\$522K low

\$641K high

Last Sale

\$236,000 · Apr 22, 2004

Est. Owner Equity

\$270,661

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$1,942 (2025)
Assessed Value	\$79,345
Previous Assessed	\$73,303
Assessor Market Value	\$226,700

PROPERTY FACTS

Property Type	Condominium
County	Washoe
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Wet bar

Porch · 315 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 28, 2022	Financing	Intrafamily Transfer			
Jan 14, 2005	Quitclaim	Quit Claim Transfer			\$110K
Mar 19, 2004	Quitclaim	Quit Claim Transfer			
Apr 22, 2004	Resale	Grant Deed	\$236,000	\$137	\$130K
Mar 19, 2004	Quitclaim	Quit Claim Transfer			
Jul 18, 2003	Quitclaim	Quit Claim Transfer	\$200,000	\$116	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Darrell C. Swope Middle School	Middle	6–8	0.3 mi
Hunter Lake Elementary School	Elementary	KG–5	0.4 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------