

Single Family Residence **RESIDENTIAL**

# 6574 FALL RIVER CIR

RENO, NV 89523

**\$532,696** TopHap Estimate · \$467 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,141 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1997**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$533K**

\$518K low

\$547K high

Last Sale

**\$260,000 · Sep 15, 2016**

Est. Owner Equity

**\$293,696**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,281 (2025) |
| Assessed Value        | \$88,178       |
| Previous Assessed     | \$84,997       |
| Assessor Market Value | \$251,937      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.19                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 34 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| Aug 5, 2016  | Recorded document | Grant Deed            |           |        |        |
| Aug 5, 2016  | Resale            | Bargain And Sale Deed | \$260,000 | \$228  | \$255K |
| Jul 27, 2009 | Resale            | Bargain And Sale Deed | \$185,000 | \$162  | \$167K |
| Jun 13, 2007 | Resale            | Bargain And Sale Deed | \$285,000 | \$250  | \$285K |
| Jul 3, 1997  | Resale            | Grant Deed            | \$135,500 | \$119  | \$122K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| B. D. Billingshurst Middle School   | Middle     | 6–8    | 0.1 mi   |
| George Westergard Elementary School | Elementary | KG–5   | 0.5 mi   |
| Robert McQueen High School          | High       | 9–12   | 1.2 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>58</div> <div>CRIME INDEX</div> | <div>87</div> <div>AIR POLLUTION</div> | <div>40,260</div> <div>POPULATION</div> | <div>\$97K</div> <div>MEDIAN IN-COME</div> | <div>46°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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