

Single Family Residence **RESIDENTIAL**

90 RIVER FRONT DR

RENO, NV 89523

\$846,232 TopHap Estimate · \$426 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,987 ft²

LIVING AREA

0.21 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$846K

\$818K low

\$874K high

Last Sale

\$450,000 · Jan 7, 2020

Est. Owner Equity

\$846,232

TAX & ASSESSMENT

Property Tax	\$4,157 (2025)
Assessed Value	\$174,496
Previous Assessed	\$170,683
Assessor Market Value	\$498,560

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.21
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 222 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 3, 2020	Resale	Grant Deed	\$450,000	\$226	
Apr 27, 2005	Quitclaim	Quit Claim Transfer			
Apr 17, 2002	Resale	Grant Deed	\$254,590	\$128	
Apr 17, 2002	Non-arms-length	Grant Deed	\$254,590	\$128	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.1 mi
Robert McQueen High School	High	9–12	2.1 mi
Verdi Elementary School	Elementary	KG–5	4.3 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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