

Single Family Residence **RESIDENTIAL**

1250 RIVERBERRY DR

RENO, NV 89509

\$764,320 TopHap Estimate · \$332 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,305 ft²

LIVING AREA

0.18 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$764K

\$724K low

\$804K high

Last Sale

\$254,500 · Oct 23, 2012

Est. Owner Equity

\$509,820

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$4,376 (2025)
Assessed Value	\$132,367
Previous Assessed	\$131,432
Assessor Market Value	\$378,190

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.18
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 382 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 22, 2020	Quitclaim	Quit Claim Transfer			
Apr 28, 2016	Recorded document	Affidavit Of Death			
May 20, 2015	Quitclaim	Quit Claim Transfer			
Oct 18, 2012	Resale	Grant Deed	\$254,500	\$110	\$255K
Apr 15, 1996	Resale	Grant Deed	\$222,000	\$96	\$150K
Jul 1, 1993	Resale	Grant Deed	\$198,000	\$86	\$188K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roy Gomm Elementary School	Elementary	KG–5	0.3 mi
Darrell C. Swope Middle School	Middle	6–8	0.4 mi
Reno High School	High	9–12	1.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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