

Single Family Residence **RESIDENTIAL**

## 2461 RIVIERA ST

RENO, NV 89509

**\$582,585** TopHap Estimate · \$495 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,176 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1952**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$583K**

\$545K low

\$620K high

Est. Owner Equity

**\$582,585**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,022 (2025) |
| Assessed Value        | \$69,628       |
| Previous Assessed     | \$68,965       |
| Assessor Market Value | \$198,938      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.20                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

Porch · 80 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE | \$/FT² | LOAN |
|--------------|-----------|------------------------------------|-------|--------|------|
| Jul 11, 2024 | Financing | Intrafamily Transfer               |       |        |      |
| Jul 11, 2024 | Financing | Affidavit Of Death Of Joint Tenant |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Hunter Lake Elementary School  | Elementary | KG–5   | 0.5 mi   |
| Darrell C. Swope Middle School | Middle     | 6–8    | 0.6 mi   |
| Reno High School               | High       | 9–12   | 0.7 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 89509

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>103</div> <div>CRIME INDEX</div> | <div>94</div> <div>AIR POLLUTION</div> | <div>36,556</div> <div>POPULATION</div> | <div>\$89K</div> <div>MEDIAN IN-COME</div> | <div>51°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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