

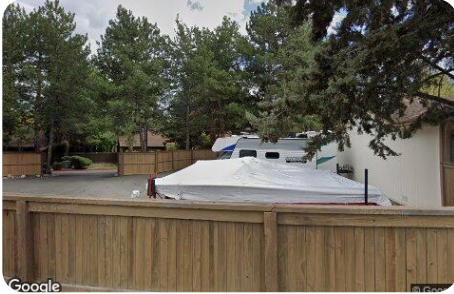
Condominium

RESIDENTIAL

450 W RIVERVIEW CIR

RENO, NV 89509

\$657,455 TopHap Estimate · \$320 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,052 ft²

LIVING AREA

44 ft²

LOT SIZE

1977

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$657K

\$617K low

\$698K high

Est. Owner Equity

\$517,455

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$2,224 (2025)
Assessed Value	\$85,404
Previous Assessed	\$79,598
Assessor Market Value	\$244,011

PROPERTY FACTS

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

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2017	Quitclaim	Quit Claim Transfer			
May 10, 2009	Quitclaim	Quit Claim Transfer			
Feb 8, 1994	Quitclaim	Quit Claim Transfer			\$96K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Darrell C. Swope Middle School	Middle	6–8	0.4 mi
Hunter Lake Elementary School	Elementary	KG–5	0.5 mi
Reno High School	High	9–12	0.8 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	Owner occupied
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