

Single Family Residence

RESIDENTIAL

8712 RIVER FRONT CT

RENO, NV 89523

\$724,759 TopHap Estimate · \$352 / ft² · confidence 95 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,058 ft²

LIVING AREA

0.15 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$725K

\$692K low

\$757K high

Last Sale

\$685,000 · Mar 3, 2022

Est. Owner Equity

\$77,559

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax

\$3,936 (2025)

Assessed Value

\$133,836

Previous Assessed

\$128,911

Assessor Market Value

\$382,389

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Porch · 520 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 3, 2022	Resale	Bargain And Sale Deed	\$685,000	\$333	\$647K
Nov 11, 2021	Resale	Bargain And Sale Deed	\$613,100	\$298	
Jun 27, 2018	Resale	Bargain And Sale Deed	\$475,000	\$231	\$404K
Oct 27, 2004	Financing	Grant Deed			\$266K
Jan 24, 2004	Quitclaim	Quit Claim Transfer			
Aug 28, 1997	Resale	Trustees Deed	\$193,000	\$94	\$183K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.2 mi
Robert McQueen High School	High	9–12	2.3 mi
Verdi Elementary School	Elementary	KG–5	4.6 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 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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