

Single Family Residence **RESIDENTIAL**

8722 RIVER FRONT CT

RENO, NV 89523

\$839,531 TopHap Estimate · \$296 / ft² · confidence 94 · as of Jul 14, 2026

5

BEDS

3

BATHS

2,832 ft²

LIVING AREA

0.15 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$840K

\$791K low

\$889K high

Last Sale

\$340,000 · Apr 18, 2014

Est. Owner Equity

\$608,531

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax

\$3,780 (2025)

Assessed Value

\$151,602

Previous Assessed

\$146,881

Assessor Market Value

\$433,148

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, Attached
Pool	No

Porch · 389 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 3, 2022	Financing	Intrafamily Transfer			
Apr 17, 2014	Resale	Bargain And Sale Deed	\$340,000	\$120	\$255K
Jun 25, 2009	Quitclaim	Quit Claim Transfer			
Jun 25, 2008	Quitclaim	Quit Claim Transfer			
Jul 10, 2009	Quitclaim	Quit Claim Transfer			
Jun 27, 2009	Quitclaim	Quit Claim Transfer			\$295K
Sep 30, 2007	Quitclaim	Quit Claim Transfer			
Jul 1, 2005	Quitclaim	Quit Claim Transfer			
Mar 21, 1996	Resale	Grant Deed	\$229,000	\$81	\$194K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingham 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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