

Single Family Residence **RESIDENTIAL**

# 2240 RIVIERA ST

RENO, NV 89509

**\$399,429** TopHap Estimate · \$506 / ft<sup>2</sup> · confidence 74 · as of Jul 14, 2026



**1**

BEDS

**1**

BATHS

**790 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1946**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$399K**

**\$296K low**

**\$502K high**

Last Sale

**\$78,000 · Nov 1, 1988**

Est. Owner Equity

**\$321,630**

Loan-to-Value

**20%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,107 (2025) |
| Assessed Value        | \$63,375       |
| Previous Assessed     | \$62,753       |
| Assessor Market Value | \$181,070      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.17                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 216 ft²

Patio · 216 ft²

Porch · 100 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE    | \$/FT² | LOAN |
|--------------|--------|------------|----------|--------|------|
| Nov 14, 1988 | Resale | Grant Deed | \$78,000 | \$99   |      |

## ASSIGNED SCHOOLS

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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|