

Single Family Residence **RESIDENTIAL**

8723 RIVER FRONT CT

RENO, NV 89523

\$800,115 TopHap Estimate · \$299 / ft² · confidence 97 · as of Jul 14, 2026

4
BEDS

3
BATHS

2,676 ft²
LIVING AREA

0.15 ac
LOT SIZE

1995
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$800K

\$773K low

\$827K high

Last Sale

\$230,000 · Mar 28, 2013

Est. Owner Equity

\$8,217

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax

\$3,662 (2025)

Assessed Value

\$148,709

Previous Assessed

\$143,946

Assessor Market Value

\$424,882

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 · 377 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 27, 2013	Resale	Bargain And Sale Deed	\$230,000	\$86	\$184K
Feb 22, 2011	Recorded document	Grant Deed			
Jan 19, 2010	Resale	Grant Deed	\$315,000	\$118	
Dec 28, 2009	Resale	Grant Deed	\$315,000	\$118	\$323K
Oct 5, 2006	Quitclaim	Quit Claim Transfer			
Jul 27, 2005	Financing	Intrafamily Transfer			\$165K
Nov 2, 2001	Quitclaim	Quit Claim Transfer			\$153K
Aug 11, 1995	Non-arms-length	Grant Deed	\$228,000	\$85	\$160K

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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