

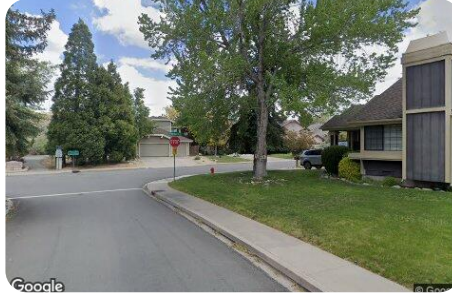
Single Family Residence

**RESIDENTIAL**

# 3930 RIVERHAVEN DR

RENO, NV 89519

**\$678,683** TopHap Estimate · \$450 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,508 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1987**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$679K**

\$642K low

\$715K high

Last Sale

**\$420,000 · May 25, 2018**

Est. Owner Equity

**\$369,083**

Loan-to-Value

**42%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,765 (2025) |
| Assessed Value        | \$107,217      |
| Previous Assessed     | \$108,157      |
| Assessor Market Value | \$306,335      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.20                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 140 ft²

Porch · 128 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Dec 29, 2022 | Financing | Intrafamily Transfer  |           |        |        |
| May 18, 2018 | Resale    | Bargain And Sale Deed | \$420,000 | \$279  | \$315K |
| Aug 29, 2005 | Quitclaim | Quit Claim Transfer   |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Roy Gomm Elementary School     | Elementary | KG–5   | 0.3 mi   |
| Darrell C. Swope Middle School | Middle     | 6–8    | 0.7 mi   |
| Reno High School               | High       | 9–12   | 1.8 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 89519

|                                      |                                        |                                        |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>50</div> <div>CRIME INDEX</div> | <div>90</div> <div>AIR POLLUTION</div> | <div>8,765</div> <div>POPULATION</div> | <div>\$155K</div> <div>MEDIAN IN-COME</div> | <div>47°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|