

Single Family Residence

RESIDENTIAL

306 RIVER FRONT DR

RENO, NV 89523

\$860,882 TopHap Estimate · \$378 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,275 ft²

LIVING AREA

0.25 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$861K

\$806K low

\$916K high

Last Sale

\$300,000 · Oct 27, 2010

Est. Owner Equity

\$660,882

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$4,063 (2025)
Assessed Value	\$173,934
Previous Assessed	\$165,332
Assessor Market Value	\$496,953

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.25
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Deck · 444 ft²

Patio · 444 ft²

Porch · 54 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 17, 2025	Financing	Intrafamily Transfer			
Oct 26, 2010	Resale	Bargain And Sale Deed	\$300,000	\$132	\$225K
Dec 20, 2005	Quitclaim	Quit Claim Transfer			
May 1, 1998	Resale	Grant Deed	\$249,500	\$110	\$199K
Jul 11, 1997	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.1 mi
Robert McQueen High School	High	9–12	2.2 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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