

Single Family Residence **RESIDENTIAL**

1370 HIDDEN RIVER WAY

RENO, NV 89523

\$570,830 TopHap Estimate · \$396 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,440 ft²
LIVING AREA

0.12 ac
LOT SIZE

2007
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$571K

\$543K low

\$599K high

Last Sale

\$315,000 · Mar 25, 2016

Est. Owner Equity

\$313,830

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$3,087 (2025)
Assessed Value	\$117,783
Previous Assessed	\$112,107
Assessor Market Value	\$336,524

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.12
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 323 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 8, 2016	Quitclaim	Quit Claim Transfer			
Mar 22, 2016	Resale	Bargain And Sale Deed	\$315,000	\$219	\$235K
Nov 16, 2007	Quitclaim	Quit Claim Transfer			
Nov 16, 2007	Resale	Grant Deed	\$266,500	\$185	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	2.9 mi
George Westergard Elementary School	Elementary	KG–5	3.0 mi
Robert McQueen High School	High	9–12	3.6 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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