

Condominium

**RESIDENTIAL**

# 620 W RIVERVIEW CIR

RENO, NV 89509

**\$550,102** TopHap Estimate · \$414 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,329 ft<sup>2</sup>**

LIVING AREA

**44 ft<sup>2</sup>**

LOT SIZE

**1976**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$550K**

\$509K low

\$591K high

Last Sale

**\$153,845 · Apr 3, 2014**

Est. Owner Equity

**\$550,102**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,841 (2025) |
| Assessed Value        | \$75,043       |
| Previous Assessed     | \$68,916       |
| Assessor Market Value | \$214,408      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Condominium         |
| County        | Washoe              |
| Construction  | Frame (Unspecified) |
| Foundation    | Wood (Unspecified)  |
| Roof          | Composition Shingle |
| Heating       | Forced Air          |
| Cooling       | Yes                 |
| Fireplace     | Yes                 |
| Garage        | Garage, Detached    |
| Pool          | No                  |

Deck · 219 ft²

Patio · 219 ft²

Porch · 547 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Apr 2, 2014  | Resale            | Grant Deed          | \$154,000 | \$116  |        |
| Apr 8, 2013  | Non-arms-length   | Trustees Deed       | \$145,000 | \$109  |        |
| Sep 10, 2010 | Recorded document | Grant Deed          |           |        |        |
| Sep 10, 2010 | Recorded document | Affidavit Of Death  |           |        |        |
| Dec 30, 2003 | Quitclaim         | Quit Claim Transfer |           |        | \$188K |
| Jun 13, 1997 | Resale            | Grant Deed          | \$135,000 | \$102  | \$135K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Darrell C. Swope Middle School | Middle     | 6–8    | 0.3 mi   |
| Hunter Lake Elementary School  | Elementary | KG–5   | 0.5 mi   |
| Reno High School               | High       | 9–12   | 0.9 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> |
|-----------|-----------------------|