

Single Family Residence

RESIDENTIAL

386 RIVER FRONT DR

RENO, NV 89523

\$669,639 TopHap Estimate · \$438 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,530 ft²

LIVING AREA

0.24 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$670K

\$636K low

\$703K high

Last Sale

\$430,000 · Jul 12, 2018

Est. Owner Equity

\$302,639

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$2,804 (2025)
Assessed Value	\$119,929
Previous Assessed	\$114,700
Assessor Market Value	\$342,653

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.24
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 256 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 21, 2019	Quitclaim	Quit Claim Transfer			\$368K
Jul 9, 2018	Resale	Bargain And Sale Deed	\$430,000	\$281	\$430K
Jul 26, 1996	Resale	Grant Deed	\$180,000	\$118	\$130K
Apr 28, 1995	Resale	Grant Deed	\$164,500	\$108	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.2 mi
Robert McQueen High School	High	9–12	2.3 mi
Verdi Elementary School	Elementary	KG–5	4.7 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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