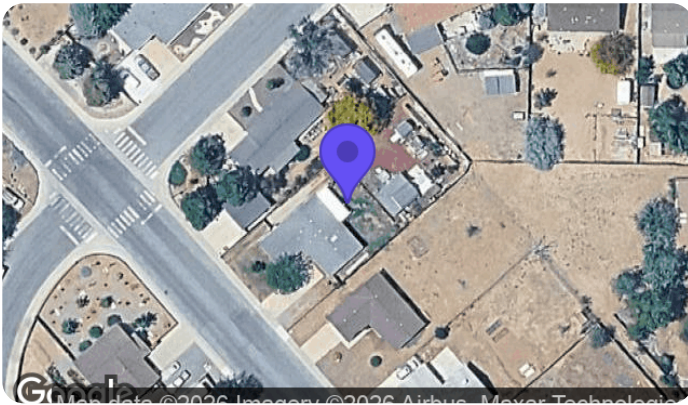


Single Family Residence **RESIDENTIAL**

283 RIVERBOAT RD

DAYTON, NV 89403

\$374,018 TopHap Estimate · \$278 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,344 ft²
LIVING AREA

0.28 ac
LOT SIZE

1992
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$374K

\$355K low

\$393K high

Last Sale

\$40,000 · Jul 15, 2025

Est. Owner Equity

\$374,018

TAX & ASSESSMENT

Property Tax	\$1,355 (2026)
Assessed Value	\$96,290
Previous Assessed	\$95,205
Assessor Market Value	\$275,113

PROPERTY FACTS

Property Type	Single Family Residence
County	LYON
Lot (acres)	0.28
Pool	No

Patio · 170 ft²

Sprinklers

CLIMATE RISK

37 FLOOD	75 WILDFIRE	61 HEAT	10 STORM	40 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

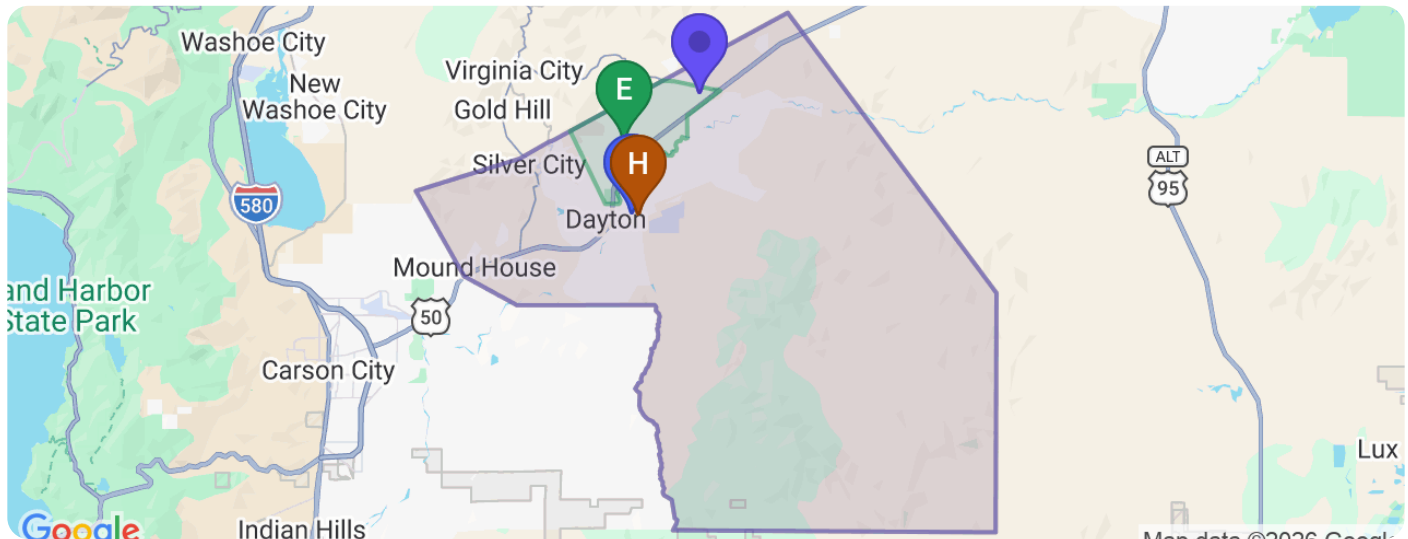
DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 8, 2025	Quitclaim	Quit Claim Transfer	\$40,000	\$30	
Nov 16, 2023	Financing	Intrafamily Transfer			
Aug 21, 2023	Financing	Intrafamily Transfer			
Mar 9, 2023	Financing	Correction Deed			
Aug 21, 2023	Financing	Affidavit Of Death Of Joint Tenant			
Mar 9, 2023	Financing	Correction Deed			
Feb 27, 2023	Financing	Beneficiary Deed			
Jun 18, 2018	Quitclaim	Quit Claim Transfer			
Jun 12, 2018	Financing	Intrafamily Transfer			\$227K
Feb 22, 2017	Quitclaim	Quit Claim Transfer			
Feb 21, 2017	Resale	Bargain And Sale Deed	\$185,000	\$138	\$191K
Feb 24, 2017	Quitclaim	Quit Claim Transfer			
Feb 24, 2017	Quitclaim	Quit Claim Transfer			
Nov 12, 2008	Resale	Grant Deed	\$154,000	\$115	\$157K

Jan 28, 2008	Quitclaim	Quit Claim Transfer		
Nov 16, 2007	Foreclosure sale	Trustees Deed	\$108,500	\$81

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sutro Elementary School	Elementary	PK–6	3.0 mi
Dayton High School	High	9–12	4.6 mi
Dayton Intermediate School	Middle	7–8	4.6 mi

District: Lyon 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 89403

82 CRIME INDEX	93 AIR POLLUTION	19,350 POPULATION	\$83K MEDIAN IN-COME	49°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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