

Single Family Residence **RESIDENTIAL**

1365 HIDDEN RIVER WAY

RENO, NV 89523

\$654,155 TopHap Estimate · \$398 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,644 ft²
LIVING AREA

0.15 ac
LOT SIZE

2007
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$654K

\$633K low

\$675K high

Last Sale

\$455,000 · Apr 27, 2018

Est. Owner Equity

\$90,155

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$3,380 (2025)
Assessed Value	\$126,421
Previous Assessed	\$120,803
Assessor Market Value	\$361,202

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 117 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 20, 2024	Financing	Intrafamily Transfer			
Apr 19, 2018	Resale	Bargain And Sale Deed	\$455,000	\$277	\$364K
Nov 7, 2014	Quitclaim	Quit Claim Transfer			
Oct 31, 2014	Quitclaim	Quit Claim Transfer			\$273K
Aug 22, 2011	Quitclaim	Quit Claim Transfer			\$278K
Aug 22, 2011	Quitclaim	Quit Claim Transfer			
Feb 8, 2008	Quitclaim	Quit Claim Transfer			
Feb 8, 2008	Quitclaim	Quit Claim Transfer			
Sep 24, 2007	Resale	Grant Deed	\$360,000	\$219	\$288K

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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