

Single Family Residence **RESIDENTIAL**

# 805 RIVERSIDE DR

RENO, NV 89503

**\$614,220** TopHap Estimate · \$348 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,766 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1930**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$614K**

\$563K low

\$666K high

Last Sale

**\$330,000 · Jun 23, 2025**

Est. Owner Equity

**\$614,220**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,223 (2025) |
| Assessed Value        | \$66,754       |
| Previous Assessed     | \$65,236       |
| Assessor Market Value | \$190,727      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.10                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 176 ft²

Patio · 176 ft²

Porch · 160 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN |
|--------------|-----------|-----------------------|-----------|--------|------|
| Aug 20, 2024 | Financing | Intrafamily Transfer  |           |        |      |
| Jun 5, 2025  | Resale    | Bargain And Sale Deed | \$330,000 | \$187  |      |
| Aug 14, 2024 | Financing | Intrafamily Transfer  |           |        |      |
| Aug 18, 2009 | Quitclaim | Quit Claim Transfer   |           |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Reno High School               | High       | 9–12   | 0.4 mi   |
| Hunter Lake Elementary School  | Elementary | KG–5   | 1.0 mi   |
| Darrell C. Swope Middle School | Middle     | 6–8    | 1.5 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 89503

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>116</div> <div>CRIME INDEX</div> | <div>87</div> <div>AIR POLLUTION</div> | <div>28,352</div> <div>POPULATION</div> | <div>\$65K</div> <div>MEDIAN IN-COME</div> | <div>51°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|