

Single Family Residence **RESIDENTIAL**

1270 HIDDEN RIVER CT

RENO, NV 89523

\$589,572 TopHap Estimate · \$409 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,440 ft²
LIVING AREA

0.16 ac
LOT SIZE

2007
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$590K

\$571K low

\$608K high

Last Sale

\$339,900 · Jul 6, 2017

Est. Owner Equity

\$376,647

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$3,124 (2025)
Assessed Value	\$118,748
Previous Assessed	\$113,101
Assessor Market Value	\$339,281

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.16
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 249 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 21, 2017	Resale	Grant Deed	\$340,000	\$236	\$220K
Jun 11, 2015	Quitclaim	Quit Claim Transfer			
Apr 21, 2014	Quitclaim	Quit Claim Transfer			
May 23, 2007	Resale	Grant Deed	\$312,500	\$217	
Nov 18, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	2.8 mi
George Westergard Elementary School	Elementary	KG–5	3.0 mi
Robert McQueen High School	High	9–12	3.5 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 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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