

Single Family Residence

RESIDENTIAL

6535 FALL RIVER CIR

RENO, NV 89523

\$520,071 TopHap Estimate · \$456 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,141 ft²

LIVING AREA

0.25 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$520K

\$495K low

\$546K high

Last Sale

\$148,000 · Jul 27, 2011

Est. Owner Equity

\$380,071

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$2,835 (2025)
Assessed Value	\$86,835
Previous Assessed	\$83,598
Assessor Market Value	\$248,099

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.25
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 322 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 28, 2016	Quitclaim	Quit Claim Transfer			
Jun 21, 2011	Resale	Grant Deed	\$148,000	\$130	\$118K
Jun 9, 2011	Recorded document	Grant Deed			
May 26, 2011	Recorded document	Deed In Lieu Of Foreclosure			
Dec 10, 2001	Quitclaim	Quit Claim Transfer			\$122K
Jul 19, 2000	Resale	Grant Deed	\$148,500	\$130	\$119K
Sep 23, 1997	Resale	Grant Deed	\$133,000	\$117	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingham Middle School	Middle	6–8	0.1 mi
George Westergard Elementary School	Elementary	KG–5	0.5 mi
Robert McQueen High School	High	9–12	1.1 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.

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 NEIGHBORHOOD · ZIP 89523

58

CRIME INDEX

87

AIR POLLUTION

40,260

POPULATION

\$97K

MEDIAN IN-COME

46°F

AVG TEMP

79%

SUNSHINE

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

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 OWNERSHIP

Occupancy

Owner occupied