

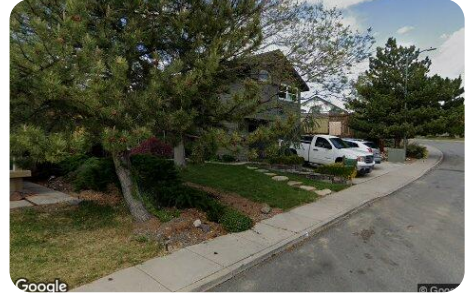
Single Family Residence

RESIDENTIAL

6517 FALL RIVER CIR

RENO, NV 89523

\$560,227 TopHap Estimate · \$441 / ft² · confidence 79 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,270 ft²

LIVING AREA

0.2 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$560K

\$443K low

\$678K high

Last Sale

\$199,500 · Mar 14, 2003

Est. Owner Equity

\$472,177

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$2,459 (2025)
Assessed Value	\$91,452
Previous Assessed	\$88,203
Assessor Market Value	\$261,291

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.20
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 34 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 16, 2018	Quitclaim	Quit Claim Transfer			
Nov 29, 2012	Financing	Intrafamily Transfer			\$88K
Mar 14, 2003	Resale	Grant Deed	\$199,500	\$157	\$98K
Feb 20, 1998	Resale	Grant Deed	\$331,500	\$261	\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst 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.

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.

OWNERSHIP

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