

Single Family Residence **RESIDENTIAL**

86 RIVERSIDE DR

DAYTON, NV 89403

\$604,643 TopHap Estimate · \$237 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,548 ft²

LIVING AREA

0.39 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$605K

\$555K low

\$654K high

Last Sale

\$367,450 · Aug 30, 2017

Est. Owner Equity

\$266,143

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$4,364 (2025)
Assessed Value	\$183,848
Previous Assessed	\$184,026
Assessor Market Value	\$525,281

PROPERTY FACTS

Property Type	Single Family Residence
County	Lyon
Lot (acres)	0.39
Heating	None
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35 FLOOD	80 WILDFIRE	62 HEAT	13 STORM	40 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 3, 2017	Resale	Grant Deed	\$367,450	\$144	\$349K
Jun 9, 2016	Resale	Grant Deed	\$1,850,000	\$726	
May 12, 2010	Quitclaim	Quit Claim Transfer			
Dec 1, 2009	Resale	Grant Deed	\$650,000	\$255	
Sep 9, 2008	Non-arms-length	Trustees Deed	\$2,874,182	\$1128	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dayton Elementary School	Elementary	PK–6	0.4 mi
Dayton Intermediate School	Middle	7–8	0.5 mi
Dayton High School	High	9–12	0.7 mi

District: Lyon 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 89403

82 CRIME INDEX	93 AIR POLLUTION	19,350 POPULATION	\$83K MEDIAN IN-COME	49°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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