

Single Family Residence **RESIDENTIAL**

74 RIVERSIDE DR

DAYTON, NV 89403

\$655,107 TopHap Estimate · \$257 / ft² · confidence 92 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,548 ft²
LIVING AREA

0.43 ac
LOT SIZE

2017
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$655K

\$604K low

\$706K high

Last Sale

\$630,000 · Nov 14, 2024

Est. Owner Equity

\$655,107

TAX & ASSESSMENT

Property Tax	\$4,404 (2025)
Assessed Value	\$187,348
Previous Assessed	\$187,526
Assessor Market Value	\$535,281

PROPERTY FACTS

Property Type	Single Family Residence
County	Lyon
Lot (acres)	0.43
Heating	None
Garage	Garage, Attached
Pool	No

CLIMATE RISK

25 FLOOD	84 WILDFIRE	62 HEAT	13 STORM	40 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 24, 2024	Financing	Bargain And Sale Deed			
Nov 5, 2024	Resale	Bargain And Sale Deed	\$630,000	\$247	\$473K
Jul 11, 2024	Financing	Intrafamily Transfer			
May 20, 2024	Financing	Affidavit Of Death Of Joint Tenant			\$78K
Apr 4, 2017	Resale	Grant Deed	\$387,858	\$152	\$247K
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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