

Single Family Residence **RESIDENTIAL**

1170 RIVERBERRY DR

RENO, NV 89509

\$786,325 TopHap Estimate · \$301 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,615 ft²
LIVING AREA

0.23 ac
LOT SIZE

1992
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$786K

\$738K low

\$834K high

Last Sale

\$450,000 · Feb 20, 2009

Est. Owner Equity

\$194,148

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$4,223 (2025)
Assessed Value	\$143,642
Previous Assessed	\$142,574
Assessor Market Value	\$410,407

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.23
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Porch · 290 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 22, 2015	Quitclaim	Quit Claim Transfer			\$255K
Feb 10, 2009	Resale	Grant Deed	\$450,000	\$172	
Oct 1, 2008	Non-arms-length	Trustees Deed	\$500,000	\$191	
Aug 20, 2004	Resale	Grant Deed	\$550,000	\$210	\$495K
Jan 20, 2000	Resale	Grant Deed	\$255,000	\$98	\$180K
Oct 15, 1999	Resale	Grant Deed	\$262,000	\$100	\$182K
Jan 26, 1996	Resale	Grant Deed	\$237,000	\$91	\$190K
Dec 18, 1992	Resale	Grant Deed	\$190,265	\$73	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Darrell C. Swope Middle School	Middle	6–8	0.3 mi
Roy Gomm Elementary School	Elementary	KG–5	0.4 mi
Reno High School	High	9–12	1.5 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 89509

103 CRIME INDEX	94 AIR POLLUTION	36,556 POPULATION	\$89K MEDIAN IN-COME	51°F AVG TEMP	79% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------