

Single Family Residence

RESIDENTIAL

1180 RIVERBERRY DR

RENO, NV 89509

\$792,298

TopHap Estimate · \$303 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,615 ft²

LIVING AREA

0.23 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$792K

\$754K low

\$831K high

Last Sale

\$585,000 · Aug 17, 2018

Est. Owner Equity

\$145,098

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$4,224 (2025)
Assessed Value	\$141,935
Previous Assessed	\$140,826
Assessor Market Value	\$405,528

PROPERTY FACTS

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

Porch · 100 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 4, 2022	Financing	Intrafamily Transfer			\$647K
Aug 2, 2018	Resale	Bargain And Sale Deed	\$585,000	\$224	\$465K
Jan 5, 2012	Quitclaim	Quit Claim Transfer			
Jul 1, 2009	Quitclaim	Quit Claim Transfer			\$229K
Mar 7, 2001	Quitclaim	Quit Claim Transfer			\$216K
May 31, 2000	Resale	Grant Deed	\$266,000	\$102	
Apr 21, 1998	Financing	Grant Deed			\$176K
Jul 19, 1995	Resale	Grant Deed	\$220,000	\$84	\$176K
Mar 5, 1993	Resale	Grant Deed	\$187,300	\$72	

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

OWNERSHIP

Occupancy	Owner occupied
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