

Single Family Residence

**RESIDENTIAL**

# 1135 RIVERBERRY DR

RENO, NV 89509

**\$767,884** TopHap Estimate · \$333 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,305 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1993**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$768K**

\$733K low

\$803K high

Last Sale

**\$530,000 · Mar 25, 2020**

Est. Owner Equity

**\$224,384**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,859 (2025) |
| Assessed Value        | \$137,552      |
| Previous Assessed     | \$136,465      |
| Assessor Market Value | \$393,006      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Concrete                |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 246 ft²

Patio · 246 ft²

Porch · 142 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|-----------------------|-----------|--------|--------|
| Mar 17, 2020 | Resale          | Bargain And Sale Deed | \$530,000 | \$230  | \$504K |
| Jan 4, 2007  | Financing       | Bargain And Sale Deed |           |        | \$211K |
| Feb 24, 2003 | Quitclaim       | Quit Claim Transfer   |           |        | \$184K |
| Jul 31, 2001 | Non-arms-length | Grant Deed            | \$184,000 | \$80   | \$184K |
| Aug 21, 2000 | Resale          | Grant Deed            | \$230,000 | \$100  | \$184K |
| Jun 30, 1997 | Resale          | Grant Deed            | \$217,000 | \$94   | \$206K |

## 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

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

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

OWNERSHIP

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