

Single Family Residence

**RESIDENTIAL**

# 279 RIVERBOAT RD

DAYTON, NV 89403

**\$348,333** TopHap Estimate · \$335 / ft² · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,040 ft²**

LIVING AREA

**0.28 ac**

LOT SIZE

**1991**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$348K**

\$328K low

\$368K high

Last Sale

**\$320,000 · Mar 10, 2023**

Est. Owner Equity

**\$60,333**

Loan-to-Value

**87%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,333 (2025) |
| Assessed Value        | \$88,418       |
| Previous Assessed     | \$87,208       |
| Assessor Market Value | \$252,622      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lyon                    |
| Lot (acres)   | 0.28                    |
| Heating       | None                    |
| Garage        | Garage, Attached        |
| Pool          | No                      |

### Sprinklers

## CLIMATE RISK

42  
FLOOD

75  
WILDFIRE

61  
HEAT

10  
STORM

40  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

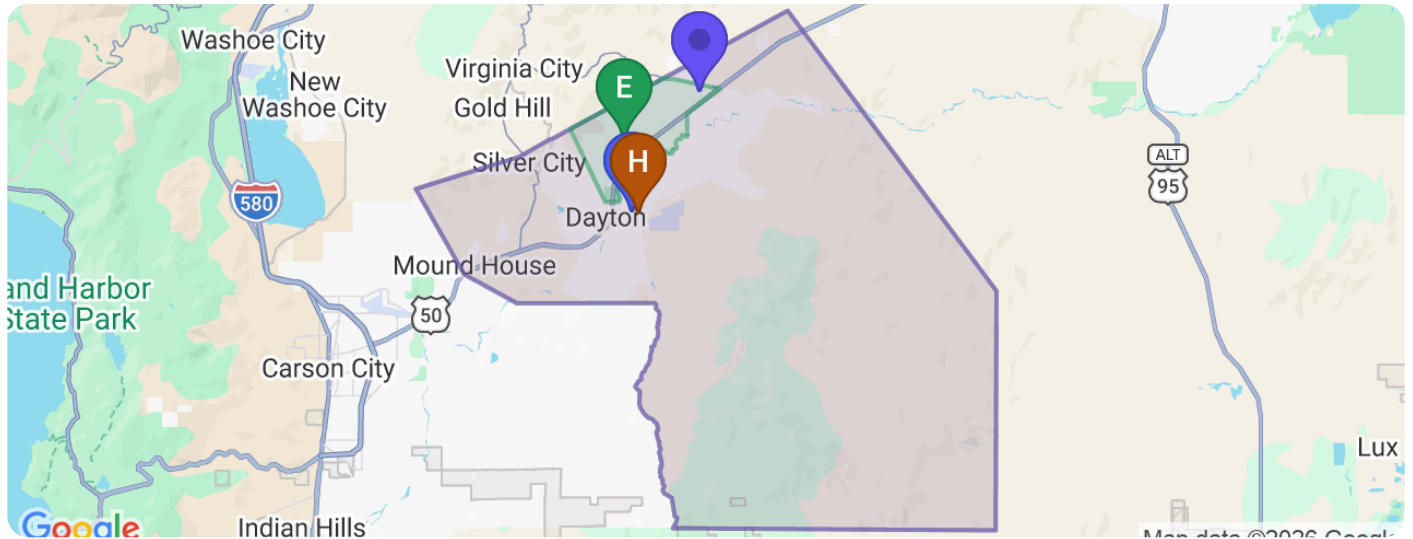
## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|-----------------------|-----------|--------------------|--------|
| Mar 3, 2023  | Resale          | Bargain And Sale Deed | \$320,000 | \$308              | \$288K |
| Apr 25, 2011 | Resale          | Bargain And Sale Deed | \$83,500  | \$80               | \$67K  |
| Dec 8, 2010  | Resale          | Grant Deed            | \$58,500  | \$56               |        |
| Apr 30, 2010 | Non-arms-length | Trustees Deed         | \$85,500  | \$82               |        |
| Nov 12, 2004 | Quitclaim       | Quit Claim Transfer   |           |                    | \$147K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Sutro Elementary School    | Elementary | PK–6   | 3.0 mi   |
| Dayton High School         | High       | 9–12   | 4.5 mi   |
| Dayton Intermediate School | Middle     | 7–8    | 4.6 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>82</b><br>CRIME INDEX | <b>93</b><br>AIR POLLUTION | <b>19,350</b><br>POPULATION | <b>\$83K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|