

Single Family Residence

RESIDENTIAL

# 322 RIVER FRONT DR

RENO, NV 89523

**\$885,972** TopHap Estimate · \$389 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

**3**

BEDS

**3**

BATHS

**2,275 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$886K**

\$831K low

\$941K high

Last Sale

\$265,000 · Apr 7, 2011

Est. Owner Equity

\$674,052

Loan-to-Value

25%

## TAX & ASSESSMENT

Property Tax

**\$4,135 (2025)**

Assessed Value

**\$177,085**

Previous Assessed

**\$168,561**

Assessor Market Value

**\$505,957**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.26                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Concrete                |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Built-in        |
| Pool          | No                      |

Deck · 444 ft²

Patio · 444 ft²

Porch · 33 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| Feb 20, 2024 | Financing         | Intrafamily Transfer  |           |        |        |
| Mar 30, 2011 | Resale            | Bargain And Sale Deed | \$265,000 | \$116  | \$212K |
| Mar 23, 2011 | Quitclaim         | Quit Claim Transfer   |           |        |        |
| Dec 2, 2010  | Non-arms-length   | Trustees Deed         | \$247,500 | \$109  |        |
| Dec 23, 2002 | Resale            | Grant Deed            | \$353,220 | \$155  | \$283K |
| Jul 11, 1997 | Financing         | Grant Deed            |           |        | \$188K |
| Jul 11, 1997 | Recorded document | Trustees Deed         |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| B. D. Billingham Middle School | Middle     | 6–8    | 1.1 mi   |
| Robert McQueen High School     | High       | 9–12   | 2.2 mi   |
| Verdi Elementary School        | Elementary | KG–5   | 4.6 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 89523

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>58</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>40,260</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>46°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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