

Single Family Residence

RESIDENTIAL

35 RIATA CT

RENO, NV 89521

\$853,509 TopHap Estimate · \$335 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,551 ft²

LIVING AREA

0.51 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$854K

\$817K low

\$890K high

Last Sale

\$435,000 · Oct 16, 2008

Est. Owner Equity

\$678,509

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$4,663 (2025)
Assessed Value	\$170,770
Previous Assessed	\$161,571
Assessor Market Value	\$487,914

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Washoe
Lot (acres)	0.51
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 350 ft²

Porch · 756 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 20, 2024	Financing	Intrafamily Transfer			
Apr 19, 2017	Quitclaim	Quit Claim Transfer			
Oct 3, 2008	Resale	Bargain And Sale Deed	\$435,000	\$171	\$150K
May 8, 2007	Quitclaim	Quit Claim Transfer			
Nov 10, 1998	Quitclaim	Quit Claim Transfer			\$181K
Aug 8, 1994	Quitclaim	Quit Claim Transfer			\$143K
Apr 10, 1989	Resale	Grant Deed	\$163,666	\$64	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brown Elementary School	Elementary	KG–5	0.5 mi
Galena High School	High	9–12	2.5 mi
Marce Herz Middle School	Middle	6–8	3.3 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.

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 NEIGHBORHOOD · ZIP 89521

67

CRIME INDEX

95

AIR POLLUTION

42,832

POPULATION

\$110K

MEDIAN IN-COME

50°F

AVG TEMP

79%

SUNSHINE

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

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 OWNERSHIP

Occupancy

Owner occupied