

Single Family Residence

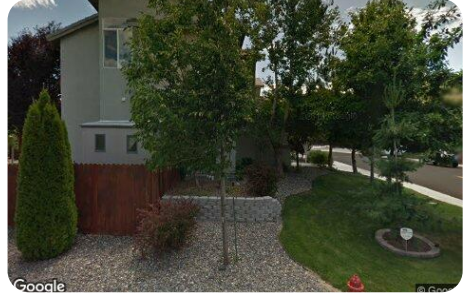
**RESIDENTIAL**

# 113 RIVER FRONT DR

RENO, NV 89523

**\$749,028**

TopHap Estimate · \$288 / ft² · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,600 ft²**

LIVING AREA

**0.17 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$749K**

\$673K low

\$825K high

Last Sale

**\$710,000 · Mar 22, 2024**

Est. Owner Equity

**\$192,028**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,979 (2025) |
| Assessed Value        | \$169,083      |
| Previous Assessed     | \$164,392      |
| Assessor Market Value | \$340,769      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | WASHOE                           |
| Lot (acres)   | 0.17                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Concrete                         |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck · 100 ft²

Patio · 100 ft²

Porch · 48 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| Mar 22, 2024 | Resale            | Bargain And Sale Deed | \$710,000 | \$273  | \$558K |
| May 19, 2020 | Quitclaim         | Quit Claim Transfer   |           |        |        |
| Jun 7, 2019  | Recorded document | Tax Deed              |           |        |        |
| Jul 14, 2005 | Non-arms-length   | Trustees Deed         | \$478,000 | \$184  |        |
| Mar 22, 2004 | Quitclaim         | Quit Claim Transfer   |           |        |        |
| Mar 29, 2002 | Resale            | Grant Deed            | \$252,140 | \$97   | \$227K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| B. D. Billingshurst Middle School | Middle     | 6–8    | 1.1 mi   |
| Robert McQueen High School        | High       | 9–12   | 2.2 mi   |
| Verdi Elementary School           | Elementary | KG–5   | 4.4 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> |
|-----------|-----------------------|