

Single Family Residence **RESIDENTIAL**

266 RIVER FRONT DR

RENO, NV 89523

\$887,847 TopHap Estimate · \$273 / ft² · confidence 89 · as of Jul 14, 2026



4
BEDS

3
BATHS

3,248 ft²
LIVING AREA

0.22 ac
LOT SIZE

2000
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$888K

\$789K low

\$986K high

Last Sale

\$850,000 · Sep 9, 2024

Est. Owner Equity

\$139,847

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$5,758 (2025)
Assessed Value	\$222,313
Previous Assessed	\$214,508
Assessor Market Value	\$635,180

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.22
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Deck · 191 ft²

Patio · 191 ft²

Porch · 341 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 6, 2024	Resale	Bargain And Sale Deed	\$850,000	\$262	\$750K
Nov 15, 2007	Resale	Grant Deed	\$425,000	\$131	
Nov 9, 2007	Resale	Grant Deed	\$530,000	\$163	
Nov 26, 2002	Financing	Grant Deed			\$291K
May 3, 2001	Financing	Grant Deed			\$258K
May 31, 2000	Resale	Grant Deed	\$351,000	\$108	\$253K
Jan 27, 1999	Financing	Mortgage			\$4.5M

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	4.6 mi
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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

58 CRIME INDEX	87 AIR POLLUTION	40,260 POPULATION	\$97K MEDIAN IN-COME	46°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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