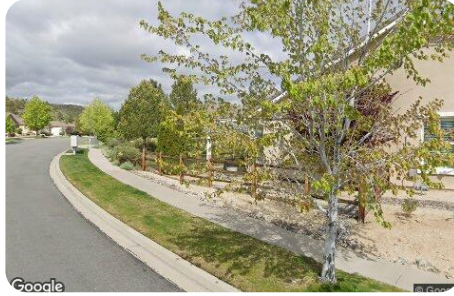


Single Family Residence **RESIDENTIAL**

# 1305 HIDDEN RIVER WAY

RENO, NV 89523

**\$600,290** TopHap Estimate · \$417 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,440 ft<sup>2</sup>**  
LIVING AREA

**0.18 ac**  
LOT SIZE

**2007**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$600K**

\$581K low

\$619K high

Est. Owner Equity

**\$332,290**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,152 (2025) |
| Assessed Value        | \$119,650      |
| Previous Assessed     | \$114,005      |
| Assessor Market Value | \$341,856      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 0.18                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Concrete                   |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 651 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Mar 22, 2017 | Quitclaim | Quit Claim Transfer   |           |        |        |
| Mar 17, 2017 | Quitclaim | Quit Claim Transfer   |           |        |        |
| Mar 17, 2017 | Resale    | Bargain And Sale Deed | \$335,000 | \$233  | \$268K |
| Nov 2, 2015  | Quitclaim | Quit Claim Transfer   |           |        |        |
| Jul 14, 2015 | Quitclaim | Quit Claim Transfer   |           |        |        |
| Mar 30, 2010 | Quitclaim | Quit Claim Transfer   |           |        |        |
| Oct 26, 2009 | Resale    | Grant Deed            | \$200,000 | \$139  |        |
| Apr 23, 2007 | Resale    | Grant Deed            | \$321,000 | \$223  | \$183K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| B. D. Billingshurst Middle School   | Middle     | 6–8    | 2.9 mi   |
| George Westergard Elementary School | Elementary | KG–5   | 3.0 mi   |
| Robert McQueen High School          | High       | 9–12   | 3.6 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 | Owner occupied |
|-----------|----------------|