

Single Family Residence **RESIDENTIAL**

1310 HIDDEN RIVER WAY

RENO, NV 89523

\$529,981 TopHap Estimate · \$419 / ft² · confidence 91 · as of Jul 14, 2026



1
BEDS

2
BATHS

1,264 ft²
LIVING AREA

0.12 ac
LOT SIZE

2007
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$530K

\$482K low

\$578K high

Last Sale

\$206,000 · Dec 11, 2009

Est. Owner Equity

\$388,981

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$2,874 (2025)
Assessed Value	\$112,152
Previous Assessed	\$106,467
Assessor Market Value	\$320,435

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.12
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 296 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 10, 2025	Financing	Intrafamily Transfer			
Dec 10, 2009	Resale	Grant Deed	\$206,000	\$163	\$141K
Mar 21, 2007	Resale	Grant Deed	\$278,500	\$220	\$178K

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

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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