

Single Family Residence

RESIDENTIAL

122 RIVER FRONT DR

RENO, NV 89523

\$902,538 TopHap Estimate · \$347 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,600 ft²

LIVING AREA

0.18 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$903K

\$856K low

\$949K high

Last Sale

\$495,000 · Mar 14, 2005

Est. Owner Equity

\$647,538

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$3,517 (2025)
Assessed Value	\$206,054
Previous Assessed	\$197,323
Assessor Market Value	\$396,966

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 565 ft²

Patio · 565 ft²

Porch · 183 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 26, 2025	Financing	Intrafamily Transfer			
Jul 14, 2021	Financing	Intrafamily Transfer			
May 1, 2020	Recorded document	Affidavit Of Death			
Feb 21, 2007	Quitclaim	Quit Claim Transfer			
Feb 21, 2007	Quitclaim	Quit Claim Transfer			
Mar 2, 2005	Resale	Bargain And Sale Deed	\$495,000	\$190	\$255K
May 9, 2002	Resale	Grant Deed	\$361,240	\$139	\$289K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.1 mi
Robert McQueen High School	High	9–12	2.1 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.

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 NEIGHBORHOOD · ZIP 89523



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

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 OWNERSHIP

Occupancy	Absentee owner
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