

Single Family Residence **RESIDENTIAL**

8713 RIVER FRONT CT

RENO, NV 89523

\$801,858 TopHap Estimate · \$339 / ft² · confidence 96 · as of Jul 14, 2026

4
BEDS

3
BATHS

2,366 ft²
LIVING AREA

0.15 ac
LOT SIZE

1995
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$802K

\$768K low

\$836K high

Last Sale

\$756,000 · Jul 6, 2022

Est. Owner Equity

\$154,658

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax

\$3,427 (2025)

Assessed Value

\$138,896

Previous Assessed

\$133,873

Assessor Market Value

\$396,846

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Porch · 375 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 28, 2022	Resale	Bargain And Sale Deed	\$756,000	\$320	\$647K
Apr 4, 2008	Resale	Bargain And Sale Deed	\$390,000	\$165	\$289K
Feb 23, 2006	Financing	Bargain And Sale Deed			\$156K
Nov 20, 2004	Resale	Corporation Deed	\$390,000	\$165	\$312K
Dec 27, 2000	Resale	Grant Deed	\$145,000	\$61	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.2 mi
Robert McQueen High School	High	9–12	2.3 mi
Verdi Elementary School	Elementary	KG–5	4.6 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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