

Single Family Residence **RESIDENTIAL**

90 RIVERSIDE DR

DAYTON, NV 89403

\$505,593 TopHap Estimate · \$266 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,902 ft²

LIVING AREA

0.4 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$506K

\$466K low

\$546K high

Last Sale

\$397,410 · Mar 30, 2007

Est. Owner Equity

\$245,315

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$2,358 (2025)
Assessed Value	\$145,253
Previous Assessed	\$145,584
Assessor Market Value	\$415,008

PROPERTY FACTS

Property Type	Single Family Residence
County	Lyon
Lot (acres)	0.40
Heating	None
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35 FLOOD	76 WILDFIRE	62 HEAT	13 STORM	40 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 21, 2022	Financing	Intrafamily Transfer			
Apr 21, 2022	Financing	Intrafamily Transfer			\$260K
Feb 22, 2021	Financing	Intrafamily Transfer			\$242K
Feb 22, 2021	Financing	Intrafamily Transfer			
Apr 16, 2020	Financing	Intrafamily Transfer			\$236K
Apr 16, 2020	Financing	Intrafamily Transfer			
Nov 13, 2017	Quitclaim	Quit Claim Transfer			
Mar 16, 2007	Resale	Bargain And Sale Deed	\$397,410	\$209	\$298K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dayton Elementary School	Elementary	PK–6	0.4 mi
Dayton Intermediate School	Middle	7–8	0.5 mi
Dayton High School	High	9–12	0.7 mi

District: Lyon 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 89403

82

CRIME INDEX

93

AIR POLLUTION

19,350

POPULATION

\$83K

MEDIAN IN-COME

49°F

AVG TEMP

79%

SUNSHINE

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

OWNERSHIP

Occupancy

Owner occupied