

Single Family Residence **RESIDENTIAL**

# 1260 HIDDEN RIVER CT

RENO, NV 89523

**\$656,391** TopHap Estimate · \$399 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,644 ft<sup>2</sup>**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**2007**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$656K**

\$635K low

\$678K high

Last Sale

**\$377,500 · Mar 16, 2007**

Est. Owner Equity

**\$289,841**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,331 (2025) |
| Assessed Value        | \$125,987      |
| Previous Assessed     | \$120,440      |
| Assessor Market Value | \$359,963      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 0.17                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Concrete                   |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 264 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Dec 28, 2022 | Financing | Intrafamily Transfer |           |        |        |
| Sep 20, 2014 | Quitclaim | Quit Claim Transfer  |           |        | \$169K |
| Mar 11, 2009 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Mar 16, 2007 | Resale    | Grant Deed           | \$377,500 | \$230  | \$197K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| B. D. Billingshurst Middle School   | Middle     | 6–8    | 2.8 mi   |
| George Westergard Elementary School | Elementary | KG–5   | 3.0 mi   |
| Robert McQueen High School          | High       | 9–12   | 3.5 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 | <b>Owner occupied</b> |
|-----------|-----------------------|