

Single Family Residence

RESIDENTIAL

1390 HIDDEN RIVER WAY

RENO, NV 89523

\$717,209 TopHap Estimate · \$436 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,644 ft²

LIVING AREA

0.19 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$717K

\$689K low

\$746K high

Last Sale

\$470,000 · Apr 25, 2018

Est. Owner Equity

\$257,225

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$3,483 (2025)
Assessed Value	\$127,862
Previous Assessed	\$122,296
Assessor Market Value	\$365,319

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.18
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 108 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2023	Financing	Intrafamily Transfer			
Apr 23, 2018	Resale	Grant Deed	\$470,000	\$286	\$380K
Mar 29, 2007	Resale	Grant Deed	\$361,500	\$220	\$289K
Nov 18, 2005	Quitclaim	Quit Claim Transfer			

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------