

Single Family Residence **RESIDENTIAL**

531 RIVERBED CIR

RENO, NV 89521

\$859,000 TopHap Estimate · \$377 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,281 ft²

LIVING AREA

0.21 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$859K

\$822K low

\$896K high

Last Sale

\$859,000 · Jun 26, 2026

Est. Owner Equity

\$350,000

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$4,038 (2025)
Assessed Value	\$172,209
Previous Assessed	\$173,941
Assessor Market Value	\$373,118

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 470 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 23, 2026	Resale	Bargain And Sale Deed	\$859,000	\$377	\$509K
Jul 21, 2022	Resale	Bargain And Sale Deed	\$755,000	\$331	\$566K
Apr 13, 2021	Financing	Intrafamily Transfer			
Mar 3, 2020	Resale	Bargain And Sale Deed	\$520,020	\$228	\$416K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Damonte Ranch High School	High	9–12	1.2 mi
Kendyl Depoali Middle School	Middle	6–8	2.1 mi
JWood Raw Elementary School	Elementary	KG–5	2.8 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 89521

67 CRIME INDEX	95 AIR POLLUTION	42,832 POPULATION	\$110K MEDIAN IN-COME	50°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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