

Condominium

RESIDENTIAL

2562 RIVER HATCHLING LN

RENO, NV 89503

\$496,129 TopHap Estimate · \$281 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,766 ft²

LIVING AREA

836 ft²

LOT SIZE

2022

YEAR BUILT

3

STORIES

2

PARKING

VALUATION

\$496K

\$473K low

\$519K high

Last Sale

\$495,000 · May 28, 2026

Est. Owner Equity

\$25,879

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$3,467 (2025)
Assessed Value	\$132,422
Previous Assessed	\$128,244
Assessor Market Value	\$23,960

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	WASHOE
Lot (acres)	0.02
Construction	Frame (Unspecified)
Roof	Builtup (layered Asphalt)
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Balcony

Porch · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 22, 2026	Resale	Bargain And Sale Deed	\$495,000	\$280	\$470K
Sep 23, 2022	Resale	Bargain And Sale Deed	\$585,224	\$331	\$416K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hunter Lake Elementary School	Elementary	KG–5	0.7 mi
Darrell C. Swope Middle School	Middle	6–8	0.7 mi
Reno High School	High	9–12	0.8 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 89503

116 CRIME INDEX	87 AIR POLLUTION	28,352 POPULATION	\$65K MEDIAN IN-COME	51°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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