

Condominium

RESIDENTIAL

2596 CLEAR RIVER CT

RENO, NV 89503

\$554,928 TopHap Estimate · \$339 / ft² · confidence 88 · as of Jul 14, 2026



2

BEDS

4

BATHS

1,638 ft²

LIVING AREA

684 ft²

LOT SIZE

2024

YEAR BUILT

3

STORIES

1

PARKING

VALUATION

\$555K

\$491K low

\$619K high

Last Sale

\$531,379 · May 10, 2024

Est. Owner Equity

\$27,738

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$3,044 (2025)
Assessed Value	\$127,661
Previous Assessed	\$128,610
Assessor Market Value	\$364,747

PROPERTY FACTS

Property Type	Condominium
County	Washoe
Lot (acres)	0.02
Construction	Frame (Unspecified)
Roof	Builtup (layered Asphalt)
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in

Balcony

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 2, 2024	Resale	Bargain And Sale Deed	\$531,379	\$324	\$531K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hunter Lake Elementary School	Elementary	KG–5	0.6 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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