

Single Family Residence

RESIDENTIAL

# 1609 RIVER HILL WAY

RENO, NV 89523

**\$1,498,096** TopHap Estimate · \$401 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

4

BEDS

5

BATHS

3,737 ft<sup>2</sup>

LIVING AREA

0.19 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

6

PARKING

## VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$1,294,163 · Aug 19, 2022

Est. Owner Equity

\$592,182

Loan-to-Value

54%

## TAX & ASSESSMENT

Property Tax

\$15,174 (2025)

Assessed Value

\$414,432

Previous Assessed

\$406,222

Assessor Market Value

\$1,184,092

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.19                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Concrete                |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Mixed                   |

Porch · 184 ft²

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED                  | PRICE       | \$/FT² | LOAN   |
|-------------|--------|-----------------------|-------------|--------|--------|
| Aug 5, 2022 | Resale | Bargain And Sale Deed | \$1,294,163 | \$346  | \$906K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| B. D. Billingham Middle School      | Middle     | 6–8    | 1.1 mi   |
| George Westergard Elementary School | Elementary | KG–5   | 1.1 mi   |
| Robert McQueen High School          | High       | 9–12   | 1.7 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-<br>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> |
|-----------|-----------------------|