

Single Family Residence **RESIDENTIAL**

# 1601 RIVER HILL WAY

RENO, NV 89523

**\$1,479,711** TopHap Estimate · \$528 / ft² · confidence 87 · as of Jul 14, 2026

**3**

BEDS

**3.5**

BATHS

**2,805 ft²**

LIVING AREA

**0.18 ac**

LOT SIZE

**2022**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$1.5M**

\$1.3M low

\$1.7M high

Last Sale

**\$1,475,000 · May 7, 2026**

Est. Owner Equity

**\$1,479,711**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$9,807 (2025)</b> |
| Assessed Value        | <b>\$363,767</b>      |
| Previous Assessed     | <b>\$366,132</b>      |
| Assessor Market Value | <b>\$219,200</b>      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | WASHOE                           |
| Lot (acres)   | 0.18                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Concrete                         |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>73</b><br>WILDFIRE | <b>48</b><br>HEAT | <b>39</b><br>STORM | <b>27</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                  | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|-----------------------|-------------|--------------------|--------|
| <b>Apr 29, 2026</b> | Resale    | Bargain And Sale Deed | \$1,475,000 | \$526              | \$480K |
| <b>Jul 11, 2024</b> | Financing | Intrafamily Transfer  |             |                    |        |
| <b>Aug 24, 2022</b> | Resale    | Bargain And Sale Deed | \$1,209,024 | \$431              |        |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| <b>B. D. Billingshurst Middle School</b>   | Middle     | 6–8    | 1.1 mi   |
| <b>George Westergard Elementary School</b> | Elementary | KG–5   | 1.2 mi   |
| <b>Robert McQueen High School</b>          | 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-COME | <b>46°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|