

Single Family Residence **RESIDENTIAL**

1538 RIVER HILL WAY

RENO, NV 89523

\$1,132,485 TopHap Estimate · \$352 / ft² · confidence 86 · as of Jul 14, 2026

3
BEDS

5
BATHS

3,215 ft²
LIVING AREA

0.22 ac
LOT SIZE

2024
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$1.1M

\$978K low

\$1.3M high

Last Sale

\$1,093,044 · Sep 27, 2024

Est. Owner Equity

\$258,050

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax

\$12,769 (2025)

Assessed Value

\$354,557

Previous Assessed

\$225,122

Assessor Market Value

\$1,013,021

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in

Porch · 200 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 29, 2025	Financing	Intrafamily Transfer			
Sep 23, 2024	Resale	Bargain And Sale Deed	\$1,093,044	\$340	\$874K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.2 mi
George Westergard Elementary School	Elementary	KG–5	1.3 mi
Robert McQueen High School	High	9–12	1.8 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 89523

58 CRIME INDEX	87 AIR POLLUTION	40,260 POPULATION	\$97K MEDIAN IN-COME	46°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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