

Single Family Residence **RESIDENTIAL**

98 RIVER FRONT DR

RENO, NV 89523

\$903,097 TopHap Estimate · \$277 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,256 ft²
LIVING AREA

0.2 ac
LOT SIZE

2002
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$903K

\$837K low

\$969K high

Last Sale

\$415,000 · May 13, 2016

Est. Owner Equity

\$479,597

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$5,311 (2025)
Assessed Value	\$187,412
Previous Assessed	\$182,997
Assessor Market Value	\$535,462

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.20
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Deck · 80 ft²

Patio · 224 ft²

Porch · 341 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 24, 2023	Financing	Intrafamily Transfer			
Aug 24, 2023	Financing	Intrafamily Transfer			\$75K
Sep 28, 2020	Quitclaim	Quit Claim Transfer			
May 10, 2016	Resale	Bargain And Sale Deed	\$415,000	\$127	\$374K
Jan 15, 2004	Resale	Grant Deed	\$405,000	\$124	
May 15, 2002	Resale	Grant Deed	\$322,100	\$99	\$258K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.1 mi
Robert McQueen High School	High	9–12	2.1 mi
Verdi Elementary School	Elementary	KG–5	4.3 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



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

| OWNERSHIP

Occupancy	Owner occupied
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