

Single Family Residence

**RESIDENTIAL**

# 130 RIVER FRONT DR

RENO, NV 89523

**\$838,559** TopHap Estimate · \$365 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,296 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$839K**

\$797K low

\$880K high

Last Sale

**\$515,000 · Aug 23, 2019**

Est. Owner Equity

**\$198,559**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,453 (2025) |
| Assessed Value        | \$184,724      |
| Previous Assessed     | \$175,956      |
| Assessor Market Value | \$527,784      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.19                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Concrete                |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Built-in        |
| Pool          | No                      |

Deck · 100 ft²

Patio · 100 ft²

Porch · 51 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|-----------------------|-----------|--------|--------|
| Apr 21, 2025 | Financing       | Intrafamily Transfer  |           |        | \$100K |
| Apr 21, 2025 | Financing       | Intrafamily Transfer  |           |        |        |
| Nov 20, 2019 | Quitclaim       | Quit Claim Transfer   |           |        |        |
| Aug 21, 2019 | Resale          | Bargain And Sale Deed | \$515,000 | \$224  | \$484K |
| Jul 1, 2019  | Quitclaim       | Quit Claim Transfer   |           |        |        |
| Jul 28, 2004 | Non-arms-length | Grant Deed            | \$338,000 | \$147  |        |
| Jul 23, 2004 | Resale          | Grant Deed            | \$388,000 | \$169  |        |
| Jul 23, 2004 | Resale          | Grant Deed            | \$388,000 | \$169  | \$291K |
| Apr 15, 2002 | Resale          | Grant Deed            | \$271,520 | \$118  | \$87K  |

## 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   | 4.4 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 | Owner occupied |
|-----------|----------------|