

Condominium

**RESIDENTIAL**

# 320 E RIVERVIEW CIR

RENO, NV 89509

**\$578,799** TopHap Estimate · \$315 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,838 ft<sup>2</sup>**

LIVING AREA

**44 ft<sup>2</sup>**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$579K**

\$531K low

\$626K high

Last Sale

**\$280,000 · Oct 4, 2004**

Est. Owner Equity

**\$0**

Loan-to-Value

**118%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,335 (2025) |
| Assessed Value        | \$87,757       |
| Previous Assessed     | \$81,806       |
| Assessor Market Value | \$250,735      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Condominium         |
| County        | Washoe              |
| Construction  | Frame (Unspecified) |
| Foundation    | Wood (Unspecified)  |
| Roof          | Composition Shingle |
| Heating       | Forced Air          |
| Cooling       | Yes                 |
| Fireplace     | Yes                 |
| Garage        | Garage, Attached    |
| Pool          | No                  |

Wet bar

Porch · 110 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Sep 15, 2021 | Financing | Intrafamily Transfer |           |        |        |
| Sep 15, 2021 | Financing | Intrafamily Transfer |           |        | \$125K |
| Sep 2, 2017  | Quitclaim | Quit Claim Transfer  |           |        |        |
| Sep 2, 2017  | Quitclaim | Quit Claim Transfer  |           |        | \$118K |
| May 8, 2007  | Quitclaim | Quit Claim Transfer  |           |        |        |
| Oct 4, 2004  | Resale    | Grant Deed           | \$280,000 | \$152  | \$224K |
| Oct 11, 2002 | Resale    | Grant Deed           | \$217,000 | \$118  |        |
| Sep 30, 1993 | Resale    | Grant Deed           | \$149,500 | \$81   | \$112K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Hunter Lake Elementary School  | Elementary | KG–5   | 0.4 mi   |
| Darrell C. Swope Middle School | Middle     | 6–8    | 0.5 mi   |

|                         |      |      |        |
|-------------------------|------|------|--------|
| <b>Reno High School</b> | High | 9–12 | 0.8 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 89509

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>103</b><br>CRIME INDEX | <b>94</b><br>AIR POLLUTION | <b>36,556</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|