

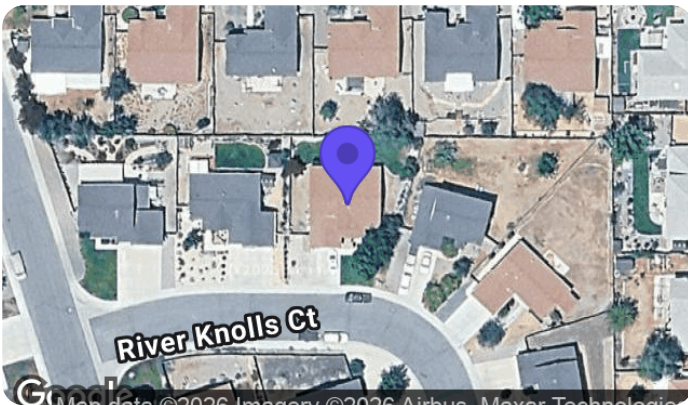
Single Family Residence

RESIDENTIAL

804 RIVER KNOLLS CT

DAYTON, NV 89403

\$475,188 TopHap Estimate · \$264 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,800 ft²

LIVING AREA

0.19 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$475K

\$435K low

\$515K high

Last Sale

\$465,000 · Aug 22, 2025

Est. Owner Equity

\$33,438

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$2,175 (2025)
Assessed Value	\$131,848
Previous Assessed	\$131,848
Assessor Market Value	\$376,709

PROPERTY FACTS

Property Type	Single Family Residence
County	Lyon
Lot (acres)	0.19
Heating	None
Pool	No

Sprinklers

CLIMATE RISK

37
FLOOD

80
WILDFIRE

62
HEAT

13
STORM

40
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

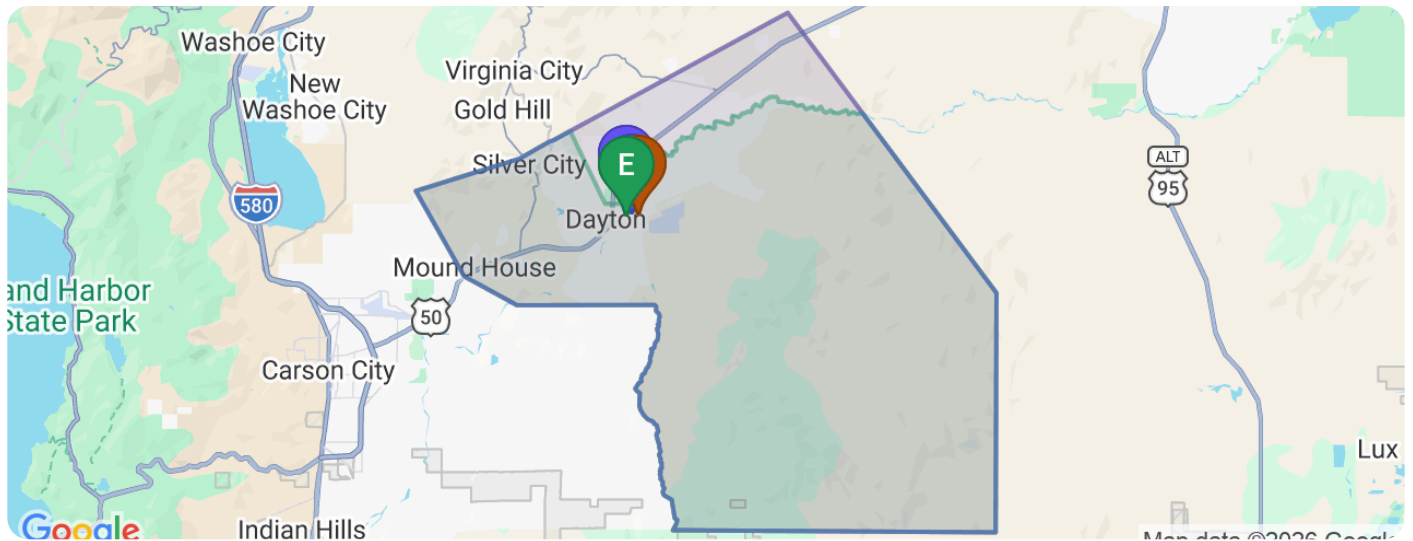
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 24, 2025	Resale	Bargain And Sale Deed	\$465,000	\$258	\$442K
Jun 25, 2004	Resale	Grant Deed	\$189,382	\$105	\$152K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dayton Intermediate School	Middle	7–8	0.4 mi
Dayton Elementary School	Elementary	PK–6	0.4 mi
Dayton High School	High	9–12	0.5 mi

District: Lyon 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 89403

82 CRIME INDEX	93 AIR POLLUTION	19,350 POPULATION	\$83K MEDIAN IN-COME	49°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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