

Single Family Residence

RESIDENTIAL

1240 RIVERBERRY DR

RENO, NV 89509

\$725,455 TopHap Estimate · \$329 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,204 ft²

LIVING AREA

0.17 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$725K

\$659K low

\$792K high

Last Sale

\$765,000 · Nov 16, 2021

Est. Owner Equity

\$215,455

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$4,420 (2025)
Assessed Value	\$129,786
Previous Assessed	\$128,742
Assessor Market Value	\$370,818

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.17
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Porch · 108 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 10, 2021	Resale	Bargain And Sale Deed	\$765,000	\$347	\$510K
Dec 13, 2018	Quitclaim	Quit Claim Transfer			
Mar 16, 2017	Resale	Bargain And Sale Deed	\$360,800	\$164	\$220K
Mar 16, 2005	Resale	Grant Deed	\$475,000	\$216	\$360K
Sep 30, 2004	Quitclaim	Quit Claim Transfer			
Jun 17, 1993	Resale	Trustees Deed	\$205,500	\$93	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roy Gomm Elementary School	Elementary	KG–5	0.3 mi
Darrell C. Swope Middle School	Middle	6–8	0.4 mi
Reno High School	High	9–12	1.6 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

103 CRIME INDEX	94 AIR POLLUTION	36,556 POPULATION	\$89K MEDIAN IN- COME	51°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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