

Single Family Residence **RESIDENTIAL**

34 RIVER PARK CT

RENO, NV 89523

\$897,141 TopHap Estimate · \$345 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,600 ft²
LIVING AREA

0.21 ac
LOT SIZE

2003
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$897K

\$842K low

\$952K high

Last Sale

\$560,000 · Oct 29, 2018

Est. Owner Equity

\$557,141

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$6,108 (2025)
Assessed Value	\$198,322
Previous Assessed	\$189,614
Assessor Market Value	\$566,635

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.21
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Deck · 565 ft²

Patio · 565 ft²

Porch · 48 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 14, 2020	Quitclaim	Quit Claim Transfer			
Oct 19, 2018	Resale	Bargain And Sale Deed	\$560,000	\$215	\$340K
Jul 27, 2007	Recorded document	Affidavit Of Death			
Apr 6, 2005	Financing	Intrafamily Transfer			\$305K
Sep 18, 2003	Resale	Grant Deed	\$360,640	\$139	\$289K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingham Middle School	Middle	6–8	1.2 mi
Robert McQueen High School	High	9–12	2.2 mi
Verdi Elementary School	Elementary	KG–5	4.7 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

58 CRIME INDEX	87 AIR POLLUTION	40,260 POPULATION	\$97K MEDIAN IN-COME	46°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.