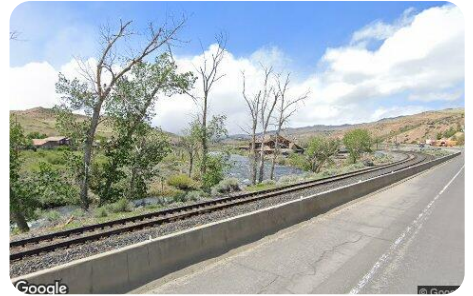
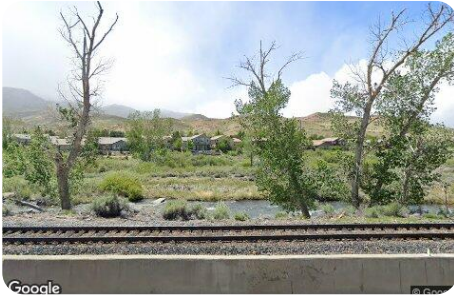


Single Family Residence **RESIDENTIAL**

170 RIVER FRONT DR

RENO, NV 89523

\$1,013,616 TopHap Estimate · \$311 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,257 ft²
LIVING AREA

0.21 ac
LOT SIZE

2001
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$1M

\$957K low

\$1.1M high

Last Sale

\$413,000 · Apr 3, 2008

Est. Owner Equity

\$1,013,616

TAX & ASSESSMENT

Property Tax	\$6,892 (2025)
Assessed Value	\$214,356
Previous Assessed	\$205,996
Assessor Market Value	\$612,447

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
Garage	Garage, Built-in
Pool	No

Deck · 82 ft²

Patio · 82 ft²

Porch · 175 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 26, 2008	Quitclaim	Quit Claim Transfer			
Mar 27, 2008	Resale	Grant Deed	\$413,000	\$127	
Jan 5, 2007	Quitclaim	Quit Claim Transfer			\$380K
Aug 3, 2001	Non-arms-length	Grant Deed	\$369,500	\$113	\$295K

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

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.

OWNERSHIP

Occupancy	Owner occupied
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