

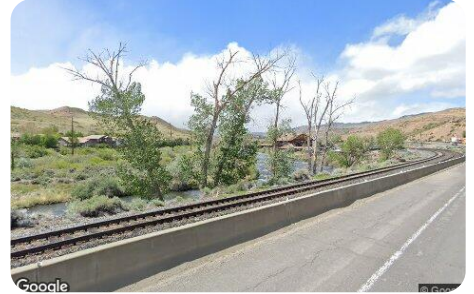
Single Family Residence

RESIDENTIAL

178 RIVER FRONT DR

RENO, NV 89523

\$969,743 TopHap Estimate · \$298 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,257 ft²

LIVING AREA

0.21 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$970K

\$893K low

\$1M high

Last Sale

\$575,000 · Nov 4, 2019

Est. Owner Equity

\$850,743

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$4,104 (2025)
Assessed Value	\$224,872
Previous Assessed	\$216,530
Assessor Market Value	\$440,503

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 82 ft²

Patio · 82 ft²

Porch · 175 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 20, 2025	Financing	Intrafamily Transfer			
Oct 31, 2019	Resale	Bargain And Sale Deed	\$575,000	\$177	\$125K
Feb 27, 2017	Resale	Bargain And Sale Deed	\$430,000	\$132	\$436K
Nov 9, 2016	Non-arms-length	Trustees Deed	\$357,100	\$110	
Aug 21, 2010	Quitclaim	Quit Claim Transfer			
Aug 20, 2002	Recorded document	Grant Deed			
Sep 19, 2005	Non-arms-length	Grant Deed	\$390,000	\$120	
Aug 5, 2005	Resale	Grant Deed	\$390,000	\$120	
Aug 6, 2001	Resale	Grant Deed	\$363,000	\$111	\$272K

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	4.5 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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