

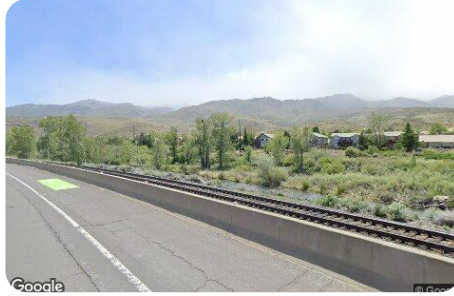
Single Family Residence

RESIDENTIAL

186 RIVER FRONT DR

RENO, NV 89523

\$874,073 TopHap Estimate · \$339 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,582 ft²

LIVING AREA

0.21 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$874K

\$833K low

\$915K high

Last Sale

\$580,000 · Feb 18, 2020

Est. Owner Equity

\$408,073

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$4,749 (2025)
Assessed Value	\$197,182
Previous Assessed	\$188,699
Assessor Market Value	\$563,376

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 · 33 ft²

Patio · 345 ft²

Porch · 54 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 10, 2020	Resale	Bargain And Sale Deed	\$580,000	\$225	\$464K
May 2, 2019	Quitclaim	Quit Claim Transfer			
May 6, 2019	Resale	Grant Deed	\$430,000	\$167	
May 28, 2009	Resale	Grant Deed	\$339,000	\$131	
Jun 8, 2009	Resale	Bargain And Sale Deed	\$339,000	\$131	\$327K
Feb 7, 2008	Non-arms-length	Trustees Deed	\$397,000	\$154	
Nov 28, 2006	Resale	Bargain And Sale Deed	\$555,000	\$215	\$444K
Aug 8, 2002	Resale	Grant Deed	\$332,000	\$129	\$266K
Jun 29, 2001	Resale	Grant Deed	\$301,000	\$117	\$40K

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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