

Single Family Residence **RESIDENTIAL**

2540 RIVIERA ST

RENO, NV 89509

\$398,211 TopHap Estimate · \$622 / ft² · confidence 74 · as of Jul 14, 2026



1

BEDS

1

BATHS

640 ft²

LIVING AREA

0.13 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$398K

\$294K low

\$503K high

Last Sale

\$399,000 · Aug 17, 2022

Est. Owner Equity

\$174,211

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$777 (2025)
Assessed Value	\$58,285
Previous Assessed	\$57,807
Assessor Market Value	\$166,526

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.13
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Garage	Garage, Attached
Pool	No

Shed · 100 ft²

Porch · 432 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 15, 2022	Resale	Bargain And Sale Deed	\$399,000	\$623	\$224K
Mar 10, 1998	Resale	Trustees Deed	\$109,000	\$170	
Mar 10, 1998	Recorded document	Trustees Deed			
Dec 29, 1997	Non-arms-length	Grant Deed	\$6,000	\$9	
Nov 10, 1997	Resale	Grant Deed	\$80,000	\$125	\$52K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hunter Lake Elementary School	Elementary	KG–5	0.5 mi
Darrell C. Swope Middle School	Middle	6–8	0.6 mi
Reno High School	High	9–12	0.7 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 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	Owner occupied
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