

Single Family Residence

RESIDENTIAL

1045 RIVERBERRY DR

RENO, NV 89509

\$751,581 TopHap Estimate · \$287 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,615 ft²

LIVING AREA

0.14 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$752K

\$714K low

\$789K high

Last Sale

\$295,000 · Apr 19, 2002

Est. Owner Equity

\$601,581

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$3,972 (2025)
Assessed Value	\$138,114
Previous Assessed	\$136,982
Assessor Market Value	\$394,611

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.14
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Porch · 100 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 19, 2002	Resale	Grant Deed	\$295,000	\$113	\$236K
Jun 26, 2000	Resale	Grant Deed	\$263,000	\$101	\$237K
Mar 13, 1996	Non-arms-length	Grant Deed	\$54,000	\$21	
May 13, 1992	Resale	Grant Deed	\$183,572	\$70	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Darrell C. Swope Middle School	Middle	6–8	0.3 mi
Roy Gomm Elementary School	Elementary	KG–5	0.5 mi
Reno High School	High	9–12	1.4 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 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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