

Single Family Residence

RESIDENTIAL

346 RIVER FRONT DR

RENO, NV 89523

\$986,214 TopHap Estimate · \$303 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,256 ft²

LIVING AREA

0.26 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$986K

\$861K low

\$1.1M high

Last Sale

\$612,000 · Jul 21, 2020

Est. Owner Equity

\$709,714

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$5,321 (2025)
Assessed Value	\$218,968
Previous Assessed	\$210,788
Assessor Market Value	\$625,622

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.26
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Deck · 160 ft²

Patio · 160 ft²

Porch · 329 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 26, 2005	Financing	Intrafamily Transfer			\$301K
Nov 25, 2002	Resale	Grant Deed	\$315,130	\$97	\$252K
Jul 11, 1997	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.2 mi
Robert McQueen High School	High	9–12	2.2 mi
Verdi Elementary School	Elementary	KG–5	4.7 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 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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