

Single Family Residence

RESIDENTIAL

314 RIVER FRONT DR

RENO, NV 89523

\$975,720 TopHap Estimate · \$299 / ft² · confidence 92 · as of Jul 14, 2026

5

BEDS

3

BATHS

3,258 ft²

LIVING AREA

0.21 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$976K

\$899K low

\$1.1M high

Last Sale

\$339,000 · Aug 1, 2011

Est. Owner Equity

\$555,564

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax

\$5,102 (2025)

Assessed Value

\$207,215

Previous Assessed

\$199,123

Assessor Market Value

\$592,042

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 · 160 ft²

Patio · 160 ft²

Porch · 172 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 16, 2025	Financing	Intrafamily Transfer			
Aug 1, 2011	Resale	Grant Deed	\$339,000	\$104	\$271K
Sep 12, 2008	Quitclaim	Quit Claim Transfer			
Jul 26, 2002	Resale	Grant Deed	\$408,000	\$125	\$160K
Jul 11, 1997	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.1 mi
Robert McQueen High School	High	9–12	2.2 mi
Verdi Elementary School	Elementary	KG–5	4.6 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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