

Single Family Residence **RESIDENTIAL**

226 RIVER FRONT DR

RENO, NV 89523

\$1,001,075 TopHap Estimate · \$307 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,257 ft²

LIVING AREA

0.21 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1M

\$939K low

\$1.1M high

Last Sale

\$387,500 · Jul 9, 2001

Est. Owner Equity

\$767,325

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$5,247 (2025)
Assessed Value	\$216,999
Previous Assessed	\$208,790
Assessor Market Value	\$619,997

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 · 82 ft²

Patio · 432 ft²

Porch · 175 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 21, 2024	Financing	Intrafamily Transfer			\$150K
Feb 2, 2018	Quitclaim	Quit Claim Transfer			
Sep 22, 2008	Quitclaim	Quit Claim Transfer			
Jun 10, 2003	Non-arms-length	Grant Deed	\$395,000	\$121	
Dec 4, 2002	Non-arms-length	Grant Deed	\$400,000	\$123	\$100K
Jul 9, 2001	Resale	Grant Deed	\$387,500	\$119	\$275K

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



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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