

Single Family Residence

RESIDENTIAL

74 RIVER FRONT DR

RENO, NV 89523

\$744,000

TopHap Estimate · \$324 / ft² · confidence 92 · as of Jun 23, 2026



3

BEDS

3

BATHS

2,296 ft²

LIVING AREA

0.19 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$744K

\$684K low

\$804K high

Last Sale

\$295,000 · Feb 9, 2011

Est. Owner Equity

\$384,500

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$5,117 (2025)
Assessed Value	\$190,370
Previous Assessed	\$181,798
Assessor Market Value	\$543,914

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.19
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Deck · 426 ft²

Patio · 426 ft²

Porch · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 9, 2017	Quitclaim	Quit Claim Transfer			
Jan 19, 2011	Resale	Bargain And Sale Deed	\$295,000	\$128	\$203K
Oct 26, 2010	Foreclosure sale	Trustees Deed	\$100	\$0	
Nov 3, 2010	Recorded document	Grant Deed			
May 28, 2002	Resale	Grant Deed	\$304,370	\$133	\$266K

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	4.3 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	Absentee owner
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