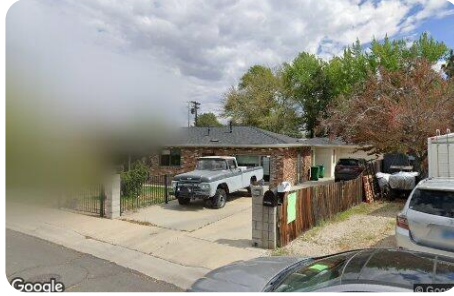


Single Family Residence **RESIDENTIAL**

2480 RIVIERA ST

RENO, NV 89509

\$765,987 TopHap Estimate · \$301 / ft² · confidence 71 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,549 ft²

LIVING AREA

0.3 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$766K

\$547K low

\$985K high

Last Sale

\$149,000 · Oct 1, 2004

Est. Owner Equity

\$158,387

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$2,404 (2025)
Assessed Value	\$95,782
Previous Assessed	\$96,497
Assessor Market Value	\$273,662

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.30
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 360 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 24, 2014	Financing	Intrafamily Transfer			\$258K
Sep 24, 2004	Resale	Grant Deed	\$149,000	\$58	\$163K
May 30, 2001	Resale	Grant Deed	\$149,000	\$58	\$142K
Jul 25, 1997	Resale	Grant Deed	\$126,000	\$49	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hunter Lake Elementary School	Elementary	KG–5	0.4 mi
Darrell C. Swope Middle School	Middle	6–8	0.6 mi
Reno High School	High	9–12	0.7 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 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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