

Single Family Residence **RESIDENTIAL**

274 RIVER FRONT DR

RENO, NV 89523

\$899,529 TopHap Estimate · \$348 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,584 ft²

LIVING AREA

0.18 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$900K

\$825K low

\$974K high

Last Sale

\$500,000 · Sep 28, 2017

Est. Owner Equity

\$499,529

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$4,452 (2025)
Assessed Value	\$188,111
Previous Assessed	\$179,507
Assessor Market Value	\$537,460

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.18
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Deck · 233 ft²

Patio · 233 ft²

Porch · 54 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 25, 2017	Resale	Bargain And Sale Deed	\$500,000	\$193	\$400K
May 24, 2011	Resale	Grant Deed	\$274,000	\$106	\$266K
Dec 27, 2010	Foreclosure sale	Trustees Deed	\$456,964	\$177	
Sep 25, 2000	Resale	Grant Deed	\$295,000	\$114	\$206K
Jan 27, 1999	Financing	Mortgage			\$4.5M

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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