

Single Family Residence **RESIDENTIAL**

34 RIVER FRONT DR

RENO, NV 89523

\$1,236,694 TopHap Estimate · \$380 / ft² · confidence 91 · as of Jun 25, 2026



4

BEDS

3

BATHS

3,256 ft²

LIVING AREA

1.42 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

6

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Est. Owner Equity

\$1,085,229

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$6,298 (2025)
Assessed Value	\$252,590
Previous Assessed	\$244,577
Assessor Market Value	\$721,687

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	1.42
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Fireplace	Yes
Garage	Mixed
Pool	No

Deck · 80 ft²

Patio · 227 ft²

Porch · 341 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 26, 2019	Quitclaim	Quit Claim Transfer			
Jun 19, 2009	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.2 mi
Robert McQueen High School	High	9–12	2.2 mi
Verdi Elementary School	Elementary	KG–5	4.2 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------