

Single Family Residence **RESIDENTIAL**

8742 RIVER FRONT CT

RENO, NV 89523

\$781,662 TopHap Estimate · \$292 / ft² · confidence 95 · as of Jul 14, 2026

4
BEDS

3
BATHS

2,676 ft²
LIVING AREA

0.15 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$782K

\$745K low

\$818K high

Last Sale

\$555,000 · Jul 23, 2020

Est. Owner Equity

\$364,662

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax

\$3,842 (2025)

Assessed Value

\$153,186

Previous Assessed

\$148,477

Assessor Market Value

\$437,674

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 760 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 16, 2020	Resale	Bargain And Sale Deed	\$555,000	\$207	\$417K
Dec 17, 2019	Resale	Bargain And Sale Deed	\$330,000	\$123	\$341K
Dec 18, 2019	Quitclaim	Quit Claim Transfer			
Sep 29, 2000	Resale	Grant Deed	\$216,500	\$81	\$173K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.3 mi
Robert McQueen High School	High	9–12	2.3 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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