

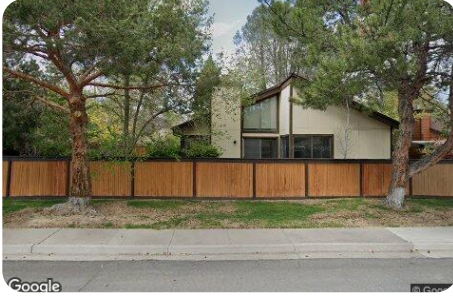
Condominium

RESIDENTIAL

686 W RIVERVIEW CIR

RENO, NV 89509

\$549,264 TopHap Estimate · \$339 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,618 ft²

LIVING AREA

0.1 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$549K

\$492K low

\$607K high

Last Sale

\$240,000 · Nov 17, 2014

Est. Owner Equity

\$357,264

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$2,119 (2025)
Assessed Value	\$82,564
Previous Assessed	\$76,500
Assessor Market Value	\$235,898

PROPERTY FACTS

Property Type	Condominium
County	Washoe
Lot (acres)	0.10
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Wood Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Wet bar

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 2, 2024	Financing	Intrafamily Transfer			
Aug 20, 2014	Resale	Bargain And Sale Deed	\$240,000	\$148	\$192K
Oct 19, 2005	Resale	Bargain And Sale Deed	\$435,000	\$269	\$348K
Feb 18, 2005	Resale	Grant Deed	\$318,000	\$197	
Feb 22, 2005	Recorded document	Grant Deed			
Jun 28, 1991	Resale	Grant Deed	\$125,000	\$77	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Darrell C. Swope Middle School	Middle	6–8	0.3 mi
Hunter Lake Elementary School	Elementary	KG–5	0.5 mi
Reno High School	High	9–12	0.9 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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