

Single Family Residence

RESIDENTIAL

6530 FALL RIVER CIR

RENO, NV 89523

\$474,627 TopHap Estimate · \$416 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,141 ft²

LIVING AREA

0.15 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$475K

\$456K low

\$493K high

Last Sale

\$468,000 · Feb 19, 2026

Est. Owner Equity

\$93,675

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$2,094 (2025)
Assessed Value	\$79,631
Previous Assessed	\$82,554
Assessor Market Value	\$163,340

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 300 ft²

Patio · 300 ft²

Porch · 34 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 18, 2026	Resale	Bargain And Sale Deed	\$468,000	\$410	\$381K
Jul 21, 2021	Resale	Grant Deed	\$358,000	\$314	\$338K
Apr 24, 2019	Quitclaim	Quit Claim Transfer			
Feb 28, 2018	Resale	Bargain And Sale Deed	\$312,500	\$274	\$250K
Apr 21, 2016	Recorded document	Grant Deed			
Jan 25, 2009	Recorded document	Grant Deed			
Jan 25, 2007	Resale	Grant Deed	\$345,000	\$302	
Dec 8, 2005	Resale	Bargain And Sale Deed	\$345,000	\$302	\$345K
Sep 28, 2001	Resale	Grant Deed	\$153,000	\$134	\$122K
Nov 24, 1997	Resale	Grant Deed	\$139,500	\$122	\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	0.2 mi
George Westergard Elementary School	Elementary	KG–5	0.5 mi
Robert McQueen High School	High	9–12	1.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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