

Single Family Residence

RESIDENTIAL

1754 RIVER GORGE DR

RENO, NV 89521

\$549,038

TopHap Estimate · \$435 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,262 ft²

LIVING AREA

0.14 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$549K

\$531K low

\$567K high

Last Sale

\$483,000 · Dec 9, 2022

Est. Owner Equity

\$241,038

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$2,009 (2025)
Assessed Value	\$103,820
Previous Assessed	\$105,856
Assessor Market Value	\$215,061

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 68 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 1, 2023	Financing	Intrafamily Transfer			
Dec 8, 2022	Resale	Bargain And Sale Deed	\$483,000	\$383	\$308K
Jan 23, 2020	Quitclaim	Quit Claim Transfer			
Jan 15, 2019	Recorded document	Affidavit Of Death			
Nov 12, 2018	Recorded document	Affidavit Of Death			
Oct 6, 2018	Recorded document	Grant Deed			
Sep 8, 2016	Resale	Grant Deed	\$283,000	\$224	
Jan 9, 2007	Quitclaim	Quit Claim Transfer			
Dec 19, 2006	Financing	Intrafamily Transfer			\$254K
Sep 21, 2006	Quitclaim	Quit Claim Transfer			
Oct 31, 2005	Resale	Grant Deed	\$360,000	\$285	\$288K
Sep 24, 2003	Resale	Grant Deed	\$183,440	\$145	\$176K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kendyl Depoali Middle School	Middle	6–8	0.2 mi
Double Diamond Elementary School	Elementary	KG–5	0.7 mi
Damonte Ranch High School	High	9–12	2.1 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 89521

67 CRIME INDEX	95 AIR POLLUTION	42,832 POPULATION	\$110K MEDIAN IN-COME	50°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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