

Single Family Residence **RESIDENTIAL**

6580 FALL RIVER CIR

RENO, NV 89523

\$587,110 TopHap Estimate · \$341 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,722 ft²

LIVING AREA

0.12 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$587K

\$559K low

\$616K high

Last Sale

\$515,000 · Apr 25, 2023

Est. Owner Equity

\$63,940

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$2,899 (2025)
Assessed Value	\$99,897
Previous Assessed	\$96,924
Assessor Market Value	\$285,419

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.12
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Porch · 70 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 24, 2023	Resale	Bargain And Sale Deed	\$515,000	\$299	\$506K
Sep 29, 2020	Resale	Bargain And Sale Deed	\$430,000	\$250	\$387K
May 16, 2006	Quitclaim	Quit Claim Transfer			
Apr 19, 2006	Resale	Grant Deed	\$375,000	\$218	\$180K
Dec 15, 1998	Resale	Grant Deed	\$155,000	\$90	\$140K
Jan 17, 1997	Resale	Grant Deed	\$153,500	\$89	\$138K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	0.1 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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