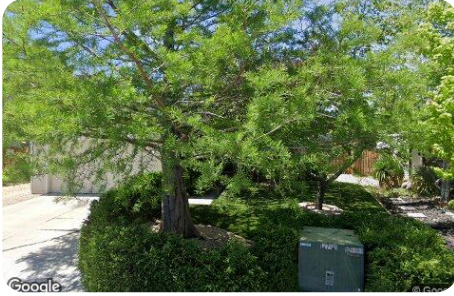


Single Family Residence **RESIDENTIAL**

9865 CEDAR RIVER CT

RENO, NV 89506

\$443,738 TopHap Estimate · \$318 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,394 ft²

LIVING AREA

0.16 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$444K

\$427K low

\$461K high

Last Sale

\$299,500 · Aug 28, 2006

Est. Owner Equity

\$212,338

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$1,718 (2025)
Assessed Value	\$85,953
Previous Assessed	\$82,288
Assessor Market Value	\$245,579

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.17
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Garage	Garage, Attached
Pool	No

Porch · 1,063 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2021	Financing	Intrafamily Transfer			\$172K
Jul 19, 2006	Resale	Grant Deed	\$299,500	\$215	\$240K
Feb 9, 2001	Financing	Grant Deed			\$129K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stead Elementary School	Elementary	KG–5	0.8 mi
William O'Brien Middle School	Middle	6–8	0.9 mi
North Valleys High School	High	9–12	3.4 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 89506

72 CRIME INDEX	95 AIR POLLUTION	46,491 POPULATION	\$79K MEDIAN IN-COME	48°F AVG TEMP	79% SUNSHINE
-------------------	---------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

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