

Single Family Residence

**RESIDENTIAL**

# 17885 THUNDER RIVER DR

RENO, NV 89508

**\$613,179** TopHap Estimate · \$249 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,458 ft<sup>2</sup>**

LIVING AREA

**0.29 ac**

LOT SIZE

**2005**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$613K**

\$596K low

\$631K high

Last Sale

**\$299,000 · Aug 28, 2015**

Est. Owner Equity

**\$373,979**

Loan-to-Value

**39%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,523 (2025) |
| Assessed Value        | \$144,054      |
| Previous Assessed     | \$140,511      |
| Assessor Market Value | \$411,582      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 0.29                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Concrete                   |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 295 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|-----------------------|-----------|--------|--------|
| Aug 24, 2015 | Resale          | Bargain And Sale Deed | \$299,000 | \$122  | \$239K |
| Jun 26, 2013 | Financing       | Intrafamily Transfer  |           |        | \$158K |
| Jan 22, 2008 | Resale          | Grant Deed            | \$275,000 | \$112  | \$220K |
| Aug 1, 2007  | Non-arms-length | Trustees Deed         | \$308,870 | \$126  |        |
| Feb 7, 2006  | Resale          | Bargain And Sale Deed | \$409,000 | \$166  | \$327K |
| Oct 12, 2005 | Resale          | Bargain And Sale Deed | \$156,000 | \$63   | \$497K |
| Dec 22, 2004 | Quitclaim       | Quit Claim Transfer   |           |        |        |
| Dec 16, 2004 | Quitclaim       | Quit Claim Transfer   |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Nancy Gomes Elementary School | Elementary | KG–5   | 1.6 mi   |
| Cold Springs Middle School    | Middle     | 6–8    | 2.2 mi   |
| North Valleys High School     | High       | 9–12   | 10.5 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 89508

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>40</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>14,337</b><br>POPULATION | <b>\$91K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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