

Single Family Residence **RESIDENTIAL**

9875 CEDAR RIVER CT

RENO, NV 89506

\$466,310 TopHap Estimate · \$291 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,600 ft²
LIVING AREA

0.16 ac
LOT SIZE

2000
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$466K

\$445K low

\$487K high

Last Sale

\$125,000 · Jan 7, 2010

Est. Owner Equity

\$315,310

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$2,477 (2025)
Assessed Value	\$91,140
Previous Assessed	\$87,492
Assessor Market Value	\$260,399

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.16
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 555 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 15, 2022	Financing	Intrafamily Transfer			
Feb 8, 2021	Financing	Intrafamily Transfer			\$151K
Jan 6, 2010	Resale	Bargain And Sale Deed	\$125,000	\$78	\$123K
Dec 6, 2006	Resale	Grant Deed	\$262,500	\$164	\$210K
Sep 22, 2000	Resale	Grant Deed	\$140,000	\$88	\$105K

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

OWNERSHIP

Occupancy	Owner occupied
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