

Single Family Residence **RESIDENTIAL**

9850 CEDAR RIVER CT

RENO, NV 89506

\$500,749 TopHap Estimate · \$263 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,902 ft²
LIVING AREA

0.18 ac
LOT SIZE

2000
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$501K

\$471K low

\$531K high

Last Sale

\$335,000 · Jun 5, 2020

Est. Owner Equity

\$174,749

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$2,600 (2025)
Assessed Value	\$98,087
Previous Assessed	\$94,579
Assessor Market Value	\$280,248

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.18
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Deck · 128 ft²

Patio · 128 ft²

Porch · 178 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 4, 2020	Financing	Grant Deed			\$329K
Nov 27, 2006	Resale	Grant Deed	\$294,000	\$155	\$235K
Dec 1, 2006	Quitclaim	Quit Claim Transfer			
Jun 15, 2001	Financing	Grant Deed			\$130K

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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