

Single Family Residence **RESIDENTIAL**

9885 CEDAR RIVER CT

RENO, NV 89506

\$472,533 TopHap Estimate · \$295 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,600 ft²

LIVING AREA

0.16 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$473K

\$458K low

\$487K high

Last Sale

\$267,900 · May 14, 2007

Est. Owner Equity

\$357,533

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$1,812 (2025)
Assessed Value	\$89,600
Previous Assessed	\$85,885
Assessor Market Value	\$256,001

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
Garage	Garage, Attached
Pool	No

Porch · 607 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2007	Resale	Bargain And Sale Deed	\$268,000	\$168	\$125K
May 14, 2007	Recorded document	Grant Deed			
Aug 23, 2005	Financing	Intrafamily Transfer			\$25K
Sep 30, 2004	Resale	Grant Deed	\$275,000	\$172	\$248K
Sep 30, 2004	Recorded document	Grant Deed			
Aug 22, 2003	Resale	Grant Deed	\$181,500	\$113	\$178K
Sep 30, 2002	Quitclaim	Quit Claim Transfer			\$153K

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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