

Single Family Residence **RESIDENTIAL**

17863 BEAR RIVER CT

RENO, NV 89508

\$439,923 TopHap Estimate · \$303 / ft² · confidence 98 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,453 ft²
LIVING AREA

0.21 ac
LOT SIZE

2000
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$440K

\$432K low

\$448K high

Last Sale

\$135,000 · Apr 29, 2010

Est. Owner Equity

\$139,923

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$1,773 (2025)
Assessed Value	\$89,504
Previous Assessed	\$83,241
Assessor Market Value	\$255,727

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.21
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 189 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 5, 2016	Resale	Grant Deed	\$220,000	\$151	
Sep 11, 2014	Financing	Intrafamily Transfer			\$141K
Apr 29, 2010	Resale	Grant Deed	\$135,000	\$93	\$138K
Mar 2, 2010	Non-arms-length	Trustees Deed	\$93,600	\$64	
Jun 9, 2004	Quitclaim	Quit Claim Transfer			\$160K
Mar 14, 2003	Non-arms-length	Grant Deed	\$149,900	\$103	
Mar 14, 2003	Resale	Grant Deed	\$149,900	\$103	\$148K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cold Springs Middle School	Middle	6–8	0.5 mi
Michael Inskeep Elementary School	Elementary	KG–5	2.5 mi
North Valleys High School	High	9–12	9.2 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

40 CRIME INDEX	88 AIR POLLUTION	14,337 POPULATION	\$91K MEDIAN IN-COME	47°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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