

Single Family Residence **RESIDENTIAL**

17832 BEAR RIVER CT

RENO, NV 89508

\$447,122 TopHap Estimate · \$307 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,457 ft²

LIVING AREA

0.18 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$447K

\$429K low

\$465K high

Last Sale

\$435,000 · Aug 29, 2025

Est. Owner Equity

\$12,122

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$1,485 (2025)
Assessed Value	\$91,222
Previous Assessed	\$85,406
Assessor Market Value	\$260,634

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
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 320 ft²

Patio · 320 ft²

Porch · 73 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2025	Resale	Administrators Deed	\$435,000	\$299	\$435K
Nov 25, 2020	Resale	Grant Deed	\$332,000	\$228	
May 16, 2017	Resale	Grant Deed	\$250,000	\$172	\$80K
Oct 17, 2012	Quitclaim	Quit Claim Transfer			
Jun 6, 2012	Resale	Grant Deed	\$120,000	\$82	\$96K
Apr 16, 2012	Resale	Grant Deed	\$81,500	\$56	
Jan 6, 2012	Non-arms-length	Trustees Deed	\$81,600	\$56	
Sep 13, 2006	Resale	Grant Deed	\$276,000	\$189	\$221K
Jul 2, 2003	Resale	Grant Deed	\$165,000	\$113	\$162K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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