

Single Family Residence **RESIDENTIAL**

9581 LONG RIVER DR

RENO, NV 89506

\$445,824 TopHap Estimate · \$304 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,468 ft²
LIVING AREA

0.14 ac
LOT SIZE

2002
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$446K

\$429K low

\$463K high

Last Sale

\$250,000 · Aug 29, 2016

Est. Owner Equity

\$203,298

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$1,885 (2025)
Assessed Value	\$91,121
Previous Assessed	\$87,404
Assessor Market Value	\$260,347

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.14
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 338 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 17, 2025	Financing	Intrafamily Transfer			
Aug 26, 2016	Resale	Bargain And Sale Deed	\$250,000	\$170	\$243K
Sep 27, 2014	Quitclaim	Quit Claim Transfer			
Mar 14, 2008	Financing	Intrafamily Transfer			\$105K
Sep 24, 2002	Resale	Grant Deed	\$145,060	\$99	\$131K
Jul 15, 2002	Financing	Grant Deed			\$1.1M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stead Elementary School	Elementary	KG–5	0.6 mi
William O'Brien Middle School	Middle	6–8	0.7 mi
North Valleys High School	High	9–12	3.2 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 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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