

Single Family Residence **RESIDENTIAL**

17893 BEAR RIVER CT

RENO, NV 89508

\$444,626 TopHap Estimate · \$274 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,624 ft²

LIVING AREA

0.2 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$445K

\$437K low

\$452K high

Last Sale

\$225,000 · May 27, 2016

Est. Owner Equity

\$161,180

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$1,561 (2025)
Assessed Value	\$92,094
Previous Assessed	\$84,837
Assessor Market Value	\$263,125

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.20
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 186 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 17, 2020	Financing	Intrafamily Transfer			\$241K
May 23, 2016	Resale	Bargain And Sale Deed	\$225,000	\$139	\$214K
May 30, 2012	Resale	Grant Deed	\$120,000	\$74	\$109K
Jul 18, 2012	Quitclaim	Quit Claim Transfer			
Jan 16, 2001	Resale	Grant Deed	\$121,000	\$75	\$120K

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	9.1 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	Owner occupied
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