

Single Family Residence **RESIDENTIAL**

9870 CEDAR RIVER CT

RENO, NV 89506

\$460,864 TopHap Estimate · \$265 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,742 ft²

LIVING AREA

0.14 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$461K

\$448K low

\$474K high

Last Sale

\$118,000 · Sep 26, 2012

Est. Owner Equity

\$59,864

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$1,901 (2025)
Assessed Value	\$92,119
Previous Assessed	\$93,407
Assessor Market Value	\$198,943

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 198 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 26, 2012	Resale	Bargain And Sale Deed	\$118,000	\$68	\$122K
May 21, 2008	Resale	Grant Deed	\$204,500	\$117	\$201K
Jan 23, 2008	Non-arms-length	Trustees Deed	\$237,240	\$136	
Aug 1, 2005	Resale	Grant Deed	\$330,000	\$189	\$264K
Apr 5, 2005	Resale	Grant Deed	\$207,000	\$119	
Jan 12, 2001	Resale	Grant Deed	\$144,500	\$83	\$105K

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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