

Single Family Residence **RESIDENTIAL**

# 9080 RISING MOON DR

RENO, NV 89506

**\$453,879** TopHap Estimate · \$275 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,648 ft<sup>2</sup>**  
LIVING AREA

**0.18 ac**  
LOT SIZE

**2003**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$454K**

\$425K low

\$483K high

Last Sale

**\$196,006 · Feb 19, 2004**

Est. Owner Equity

**\$208,479**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,091 (2025) |
| Assessed Value        | \$99,095       |
| Previous Assessed     | \$95,394       |
| Assessor Market Value | \$283,128      |

## 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                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 314 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Feb 19, 2004 | Resale | Grant Deed | \$196,010 | \$119  | \$156K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| William O'Brien Middle School | Middle     | 6–8    | 0.2 mi   |
| Stead Elementary School       | Elementary | KG–5   | 0.2 mi   |
| North Valleys High School     | High       | 9–12   | 3.1 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 89506

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>72</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>46,491</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|