

Single Family Residence **RESIDENTIAL**

9855 CEDAR RIVER CT

RENO, NV 89506

\$475,844 TopHap Estimate · \$250 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,902 ft²
LIVING AREA

0.13 ac
LOT SIZE

2001
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$476K

\$453K low

\$499K high

Last Sale

\$156,000 · May 11, 2001

Est. Owner Equity

\$262,355

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$2,098 (2025)
Assessed Value	\$100,189
Previous Assessed	\$96,676
Assessor Market Value	\$286,255

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.13
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Deck · 128 ft²

Patio · 128 ft²

Porch · 178 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 25, 2022	Quitclaim	Quit Claim Transfer			
Sep 17, 2001	Non-arms-length	Grant Deed	\$168,000	\$88	\$160K
May 11, 2001	Resale	Grant Deed	\$156,000	\$82	\$125K

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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