

Single Family Residence **RESIDENTIAL**

9860 CEDAR RIVER CT

RENO, NV 89506

\$452,804 TopHap Estimate · \$260 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,742 ft²
LIVING AREA

0.15 ac
LOT SIZE

2000
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$453K

\$441K low

\$464K high

Last Sale

\$399,000 · Jan 31, 2023

Est. Owner Equity

\$87,420

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$2,052 (2025)
Assessed Value	\$90,069
Previous Assessed	\$86,508
Assessor Market Value	\$257,340

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Garage	Garage, Built-in
Pool	No

Porch · 198 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 26, 2023	Resale	Bargain And Sale Deed	\$399,000	\$229	\$365K
Jun 6, 2011	Resale	Grant Deed	\$103,000	\$59	\$100K
Aug 5, 2006	Financing	Intrafamily Transfer			\$28K
Jun 17, 2006	Resale	Grant Deed	\$278,000	\$160	\$222K
Jun 16, 2006	Quitclaim	Quit Claim Transfer			
Dec 29, 2000	Resale	Grant Deed	\$146,500	\$84	\$145K

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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