

Single Family Residence **RESIDENTIAL**

9840 CEDAR RIVER CT

RENO, NV 89506

\$469,477 TopHap Estimate · \$270 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,742 ft²

LIVING AREA

0.22 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$469K

\$456K low

\$483K high

Last Sale

\$242,000 · Dec 5, 2016

Est. Owner Equity

\$284,477

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$2,342 (2025)
Assessed Value	\$96,486
Previous Assessed	\$93,057
Assessor Market Value	\$275,674

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.22
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 809 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 23, 2021	Financing	Intrafamily Transfer			\$170K
Nov 30, 2016	Resale	Bargain And Sale Deed	\$242,000	\$139	\$137K
Jan 11, 2010	Resale	Bargain And Sale Deed	\$140,000	\$80	\$137K
Jan 11, 2010	Recorded document	Grant Deed			
Jan 11, 2010	Quitclaim	Quit Claim Transfer			
Oct 22, 2004	Quitclaim	Quit Claim Transfer			\$225K
Aug 29, 2003	Resale	Grant Deed	\$200,100	\$115	\$190K

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



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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------