

Single Family Residence **RESIDENTIAL**

9458 LONG RIVER DR

RENO, NV 89506

\$486,079 TopHap Estimate · \$269 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,804 ft²

LIVING AREA

0.14 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$486K

\$473K low

\$499K high

Last Sale

\$355,000 · Sep 4, 2020

Est. Owner Equity

\$148,829

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$2,167 (2025)
Assessed Value	\$99,404
Previous Assessed	\$95,793
Assessor Market Value	\$284,010

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.14
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 205 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 1, 2020	Resale	Bargain And Sale Deed	\$355,000	\$197	\$337K
Apr 21, 2011	Resale	Grant Deed	\$136,000	\$75	\$133K
Jan 30, 2007	Resale	Bargain And Sale Deed	\$260,000	\$144	\$208K
Oct 31, 2002	Resale	Grant Deed	\$163,800	\$91	\$161K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stead Elementary School	Elementary	KG–5	0.6 mi
William O'Brien Middle School	Middle	6–8	0.7 mi
North Valleys High School	High	9–12	3.0 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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