

Single Family Residence **RESIDENTIAL**

9446 LONG RIVER DR

RENO, NV 89506

\$545,400 TopHap Estimate · \$207 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,639 ft²

LIVING AREA

0.14 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$545K

\$515K low

\$576K high

Last Sale

\$318,500 · Sep 28, 2017

Est. Owner Equity

\$244,149

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$1,883 (2025)
Assessed Value	\$113,541
Previous Assessed	\$115,104
Assessor Market Value	\$247,446

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Garage	Garage, Attached
Pool	No

Porch · 43 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 17, 2017	Resale	Bargain And Sale Deed	\$318,500	\$121	\$309K
May 28, 2010	Financing	Intrafamily Transfer			\$177K
Jun 3, 2010	Quitclaim	Quit Claim Transfer			
Dec 19, 2002	Resale	Grant Deed	\$206,350	\$78	\$189K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stead Elementary School	Elementary	KG–5	0.6 mi
William O'Brien Middle School	Middle	6–8	0.6 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.

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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