

Single Family Residence **RESIDENTIAL**

9450 LONG RIVER DR

RENO, NV 89506

\$477,523 TopHap Estimate · \$265 / 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

\$478K

\$461K low

\$494K high

Last Sale

\$144,500 · Apr 16, 2012

Est. Owner Equity

\$257,709

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$2,115 (2025)
Assessed Value	\$99,696
Previous Assessed	\$96,020
Assessor Market Value	\$284,847

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
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 205 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 13, 2012	Resale	Bargain And Sale Deed	\$144,500	\$80	\$140K
Sep 19, 2011	Resale	Grant Deed	\$124,000	\$69	
Jun 7, 2011	Non-arms-length	Trustees Deed	\$104,514	\$58	
Nov 27, 2002	Resale	Grant Deed	\$164,480	\$91	\$156K

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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