

Single Family Residence **RESIDENTIAL**

9454 LONG RIVER DR

RENO, NV 89506

\$465,316 TopHap Estimate · \$258 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,804 ft²

LIVING AREA

0.14 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$465K

\$440K low

\$490K high

Last Sale

\$455,000 · Nov 8, 2024

Est. Owner Equity

\$25,502

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$1,811 (2025)
Assessed Value	\$99,584
Previous Assessed	\$100,830
Assessor Market Value	\$215,252

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
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 205 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 7, 2024	Resale	Bargain And Sale Deed	\$455,000	\$252	\$440K
Mar 17, 2021	Financing	Re-Recorded Document			\$363K
Mar 17, 2021	Resale	Bargain And Sale Deed	\$382,000	\$212	\$363K
Jul 8, 2015	Quitclaim	Quit Claim Transfer			
Oct 17, 2012	Resale	Grant Deed	\$162,000	\$90	\$128K
Mar 17, 2010	Financing	Grant Deed			\$124K
Dec 5, 2002	Resale	Grant Deed	\$175,920	\$98	\$141K

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.

NEIGHBORHOOD · ZIP 89506



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

OWNERSHIP

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