

Single Family Residence **RESIDENTIAL**

# 9469 LONG RIVER DR

RENO, NV 89506

**\$494,146** TopHap Estimate · \$274 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,804 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2002**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$494K**

\$472K low

\$517K high

Last Sale

**\$336,500 · Jun 23, 2020**

Est. Owner Equity

**\$191,296**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,571 (2025) |
| Assessed Value        | \$98,178       |
| Previous Assessed     | \$99,404       |
| Assessor Market Value | \$212,053      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | WASHOE                           |
| Lot (acres)   | 0.18                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Porch · 205 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jun 19, 2020 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jun 16, 2020 | Resale    | Grant Deed          | \$336,500 | \$187  | \$303K |
| Mar 9, 2005  | Financing | Grant Deed          |           |        | \$204K |
| Nov 1, 2002  | Resale    | Grant Deed          | \$160,990 | \$89   |        |

## 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   | 3.1 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>72</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>46,491</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|