

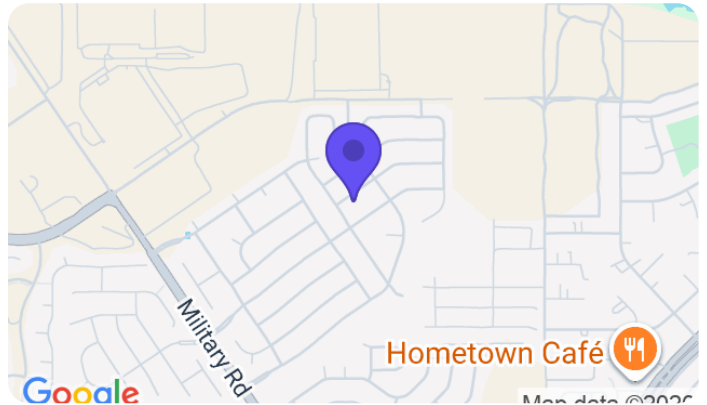
Single Family Residence

RESIDENTIAL

8978 WOLF RIVER DR

RENO, NV 89506

\$540,119 TopHap Estimate · \$255 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,120 ft²

LIVING AREA

0.17 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$540K

\$506K low

\$574K high

Last Sale

\$515,000 · May 15, 2024

Est. Owner Equity

\$180,119

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$3,532 (2025)
Assessed Value	\$139,455
Previous Assessed	\$135,562
Assessor Market Value	\$64,400

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

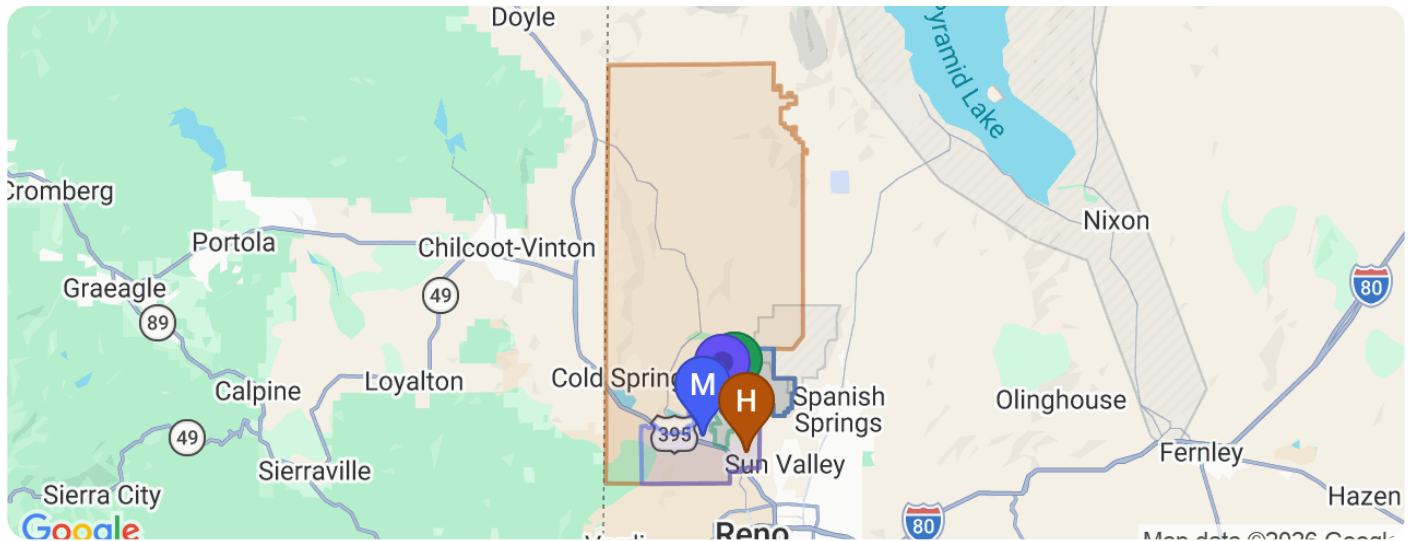
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 9, 2024	Resale	Bargain And Sale Deed	\$515,000	\$243	\$360K
Jul 12, 2023	Financing	Intrafamily Transfer			
Jun 8, 2023	Resale	Bargain And Sale Deed	\$469,950	\$222	\$352K
Apr 22, 2016	Recorded document	Grant Deed			
Feb 22, 2016	Recorded document	Grant Deed			
Mar 2, 2015	Quitclaim	Quit Claim Transfer			
Dec 4, 2015	Resale	Grant Deed	\$1,381,500	\$652	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lemmon Valley Elementary School	Elementary	KG–5	0.9 mi
William O'Brien Middle School	Middle	6–8	2.0 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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