

Single Family Residence

RESIDENTIAL

9445 LONG RIVER DR

RENO, NV 89506

\$490,153 TopHap Estimate · \$272 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,804 ft²

LIVING AREA

0.26 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$490K

\$472K low

\$509K high

Last Sale

\$165,000 · Apr 13, 2009

Est. Owner Equity

\$247,153

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$2,088 (2025)
Assessed Value	\$99,852
Previous Assessed	\$95,975
Assessor Market Value	\$285,290

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.27
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Garage	Garage, Attached
Pool	No

Porch · 205 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 15, 2023	Financing	Intrafamily Transfer			\$216K
Feb 23, 2017	Financing	Intrafamily Transfer			
Feb 14, 2017	Quitclaim	Quit Claim Transfer			
Apr 9, 2009	Resale	Grant Deed	\$165,000	\$91	\$159K
Jan 29, 2009	Foreclosure sale	Trustees Deed	\$159,920	\$89	
Oct 12, 2004	Quitclaim	Quit Claim Transfer			\$249K
Jan 9, 2003	Quitclaim	Quit Claim Transfer	\$166,700	\$92	\$133K
Jan 9, 2003	Resale	Grant Deed	\$166,700	\$92	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stead Elementary School	Elementary	KG–5	0.5 mi
William O'Brien Middle School	Middle	6–8	0.6 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



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

OWNERSHIP

Occupancy	Owner occupied
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