

Single Family Residence **RESIDENTIAL**

9449 LONG RIVER DR

RENO, NV 89506

\$468,653 TopHap Estimate · \$260 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,804 ft²
LIVING AREA

0.15 ac
LOT SIZE

2002
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$469K

\$445K low

\$492K high

Last Sale

\$177,900 · Jan 29, 2003

Est. Owner Equity

\$318,653

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$2,143 (2025)
Assessed Value	\$100,830
Previous Assessed	\$97,214
Assessor Market Value	\$288,087

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 205 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 25, 2024	Financing	Intrafamily Transfer			\$150K
Jun 25, 2024	Financing	Intrafamily Transfer			
Oct 1, 2014	Quitclaim	Quit Claim Transfer			
Jan 29, 2003	Resale	Grant Deed	\$177,900	\$99	\$88K
Dec 27, 2002	Resale	Grant Deed	\$162,960	\$90	\$130K

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	3.1 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

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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