

Single Family Residence **RESIDENTIAL**

9554 LONG RIVER DR

RENO, NV 89506

\$555,007 TopHap Estimate · \$210 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,639 ft²

LIVING AREA

0.15 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$555K

\$535K low

\$575K high

Last Sale

\$510,000 · Nov 17, 2021

Est. Owner Equity

\$45,007

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$1,957 (2025)
Assessed Value	\$116,523
Previous Assessed	\$118,230
Assessor Market Value	\$254,810

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 123 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 12, 2021	Resale	Bargain And Sale Deed	\$510,000	\$193	\$510K
Jul 26, 2018	Recorded document	Affidavit Of Death			
Jun 30, 2005	Resale	Bargain And Sale Deed	\$380,000	\$144	\$304K
Mar 21, 2005	Quitclaim	Quit Claim Transfer			
Mar 11, 2005	Resale	Bargain And Sale Deed	\$360,000	\$136	
Jun 10, 2002	Resale	Grant Deed	\$197,990	\$75	\$204K
Mar 8, 2002	Financing	Trustees Deed			\$420K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stead Elementary School	Elementary	KG–5	0.7 mi
William O'Brien Middle School	Middle	6–8	0.8 mi
North Valleys High School	High	9–12	3.2 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	Absentee owner
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