

Single Family Residence **RESIDENTIAL**

9494 LONG RIVER DR

RENO, NV 89506

\$500,725 TopHap Estimate · \$213 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,355 ft²
LIVING AREA

0.15 ac
LOT SIZE

2001
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$501K

\$484K low

\$517K high

Last Sale

\$387,500 · Oct 30, 2019

Est. Owner Equity

\$94,725

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$3,077 (2025)
Assessed Value	\$110,374
Previous Assessed	\$107,054
Assessor Market Value	\$315,353

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Garage	Garage, Attached
Pool	No

Porch · 427 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 25, 2021	Financing	Intrafamily Transfer			\$406K
Oct 23, 2019	Resale	Bargain And Sale Deed	\$387,500	\$165	\$373K
Jan 10, 2019	Resale	Grant Deed	\$282,500	\$120	
Dec 5, 2018	Quitclaim	Quit Claim Transfer	\$282,500	\$120	
Sep 6, 2018	Non-arms-length	Trustees Deed	\$300,000	\$127	
Dec 12, 2005	Quitclaim	Quit Claim Transfer			
Dec 14, 2005	Resale	Bargain And Sale Deed	\$377,000	\$160	\$302K
May 1, 2003	Resale	Grant Deed	\$212,000	\$90	
Feb 26, 2002	Resale	Grant Deed	\$176,970	\$75	\$168K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stead Elementary School	Elementary	KG–5	0.7 mi
William O'Brien Middle School	Middle	6–8	0.7 mi

North Valleys High School	High	9–12	3.1 mi
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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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