

Single Family Residence

**RESIDENTIAL**

# 9582 LONG RIVER DR

RENO, NV 89506

**\$453,936** TopHap Estimate · \$252 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,804 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2001**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$454K**

**\$429K low**

**\$478K high**

Last Sale

**\$161,400 · Apr 19, 2002**

Est. Owner Equity

**\$277,136**

Loan-to-Value

**39%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,087 (2025) |
| Assessed Value        | \$99,858       |
| Previous Assessed     | \$96,274       |
| Assessor Market Value | \$285,309      |

## 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 · 637 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Feb 27, 2009 | Quitclaim | Quit Claim Transfer |           |        |        |
| Feb 27, 2009 | Quitclaim | Quit Claim Transfer |           |        | \$136K |
| Jun 6, 2005  | Quitclaim | Quit Claim Transfer |           |        |        |
| Apr 19, 2002 | Resale    | Grant Deed          | \$161,400 | \$89   |        |
| Apr 19, 2002 | Quitclaim | Quit Claim Transfer | \$161,400 | \$89   | \$129K |

## 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   | 3.3 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>72</div> <div>CRIME INDEX</div> | <div>95</div> <div>AIR POLLUTION</div> | <div>46,491</div> <div>POPULATION</div> | <div>\$79K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|