

Single Family Residence **RESIDENTIAL**

9404 LONG RIVER DR

RENO, NV 89506

\$446,593 TopHap Estimate · \$304 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,468 ft²

LIVING AREA

0.16 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$447K

\$432K low

\$462K high

Last Sale

\$310,000 · May 8, 2019

Est. Owner Equity

\$266,593

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$1,865 (2025)
Assessed Value	\$90,292
Previous Assessed	\$86,505
Assessor Market Value	\$257,976

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.16
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 338 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 24, 2019	Resale	Grant Deed	\$310,000	\$211	\$180K
Dec 29, 2014	Quitclaim	Quit Claim Transfer			
Dec 29, 2014	Resale	Grant Deed	\$180,000	\$123	\$144K
Feb 6, 2012	Resale	Grant Deed	\$110,000	\$75	\$107K
Aug 1, 2011	Non-arms-length	Trustees Deed	\$106,200	\$72	
Jun 20, 2003	Resale	Grant Deed	\$154,410	\$105	\$124K

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

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

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------