

Single Family Residence **RESIDENTIAL**

8965 WOLF RIVER DR

RENO, NV 89506

\$521,286 TopHap Estimate · \$246 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,120 ft²
LIVING AREA

0.18 ac
LOT SIZE

2023
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$521K

\$487K low

\$556K high

Last Sale

\$460,000 · Aug 30, 2023

Est. Owner Equity

\$84,286

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$4,768 (2025)
Assessed Value	\$136,124
Previous Assessed	\$136,021
Assessor Market Value	\$388,925

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 25, 2023	Resale	Bargain And Sale Deed	\$460,000	\$217	\$437K
Aug 24, 2023	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lemmon Valley Elementary School	Elementary	KG–5	0.8 mi
William O'Brien Middle School	Middle	6–8	2.1 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	Owner occupied
-----------	-----------------------