

Single Family Residence **RESIDENTIAL**

8949 WOLF RIVER DR

RENO, NV 89506

\$521,441 TopHap Estimate · \$195 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,680 ft²

LIVING AREA

0.15 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$521K

\$505K low

\$538K high

Last Sale

\$501,666 · Nov 30, 2021

Est. Owner Equity

\$69,942

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$7,445 (2025)
Assessed Value	\$151,009
Previous Assessed	\$151,194
Assessor Market Value	\$431,454

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 17, 2021	Resale	Bargain And Sale Deed	\$501,666	\$187	\$451K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lemmon Valley Elementary School	Elementary	KG–5	0.7 mi
William O'Brien Middle School	Middle	6–8	2.2 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
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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