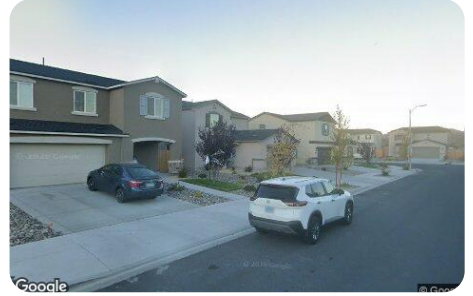
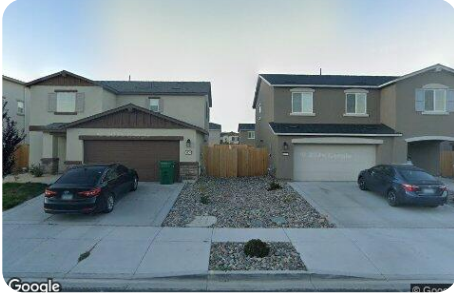


Single Family Residence **RESIDENTIAL**

8945 WOLF RIVER DR

RENO, NV 89506

\$542,804 TopHap Estimate · \$237 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,290 ft²

LIVING AREA

0.15 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$543K

\$517K low

\$568K high

Last Sale

\$514,665 · Jan 18, 2022

Est. Owner Equity

\$153,139

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$4,158 (2025)
Assessed Value	\$139,039
Previous Assessed	\$138,912
Assessor Market Value	\$397,254

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, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 29, 2021	Resale	Bargain And Sale Deed	\$514,665	\$225	\$390K

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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