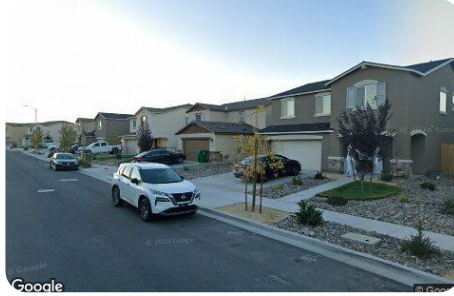
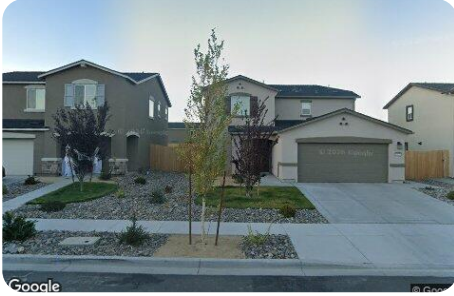


Single Family Residence **RESIDENTIAL**

# 8943 WOLF RIVER DR

RENO, NV 89506

**\$526,293** TopHap Estimate · \$248 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,120 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2021**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$526K**

\$502K low

\$551K high

Last Sale

**\$497,337 · Jan 31, 2022**

Est. Owner Equity

**\$28,956**

Loan-to-Value

**94%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,999 (2025) |
| Assessed Value        | \$132,283      |
| Previous Assessed     | \$132,238      |
| Assessor Market Value | \$377,950      |

## 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 <sup>2</sup> | LOAN   |
|--------------|--------|-----------------------|-----------|--------------------|--------|
| Dec 30, 2021 | Resale | Bargain And Sale Deed | \$497,337 | \$235              | \$497K |

## 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   | 3.0 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|