

Single Family Residence

RESIDENTIAL

8940 WOLF RIVER DR

RENO, NV 89506

\$515,636 TopHap Estimate · \$258 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,995 ft²

LIVING AREA

0.18 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$516K

\$485K low

\$547K high

Last Sale

\$412,500 · Feb 23, 2023

Est. Owner Equity

\$206,261

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$4,757 (2025)
Assessed Value	\$129,865
Previous Assessed	\$129,897
Assessor Market Value	\$371,042

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, Built-in
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 9, 2023	Resale	Bargain And Sale Deed	\$412,500	\$207	\$309K

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

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	Absentee owner
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