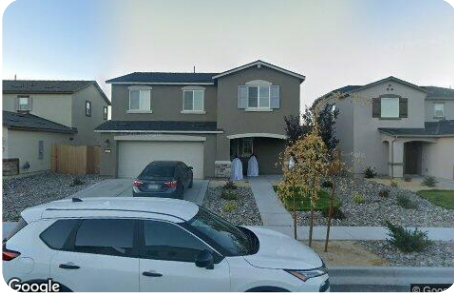


Single Family Residence **RESIDENTIAL**

8944 WOLF RIVER DR

RENO, NV 89506

\$496,653 TopHap Estimate · \$290 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,710 ft²
LIVING AREA

0.14 ac
LOT SIZE

2022
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$497K

\$459K low

\$534K high

Last Sale

\$485,000 · Mar 7, 2025

Est. Owner Equity

\$157,153

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$4,400 (2025)
Assessed Value	\$120,034
Previous Assessed	\$120,134
Assessor Market Value	\$342,955

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.14
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
Mar 6, 2025	Resale	Bargain And Sale Deed	\$485,000	\$284	\$340K
Dec 8, 2022	Resale	Bargain And Sale Deed	\$399,950	\$234	

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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