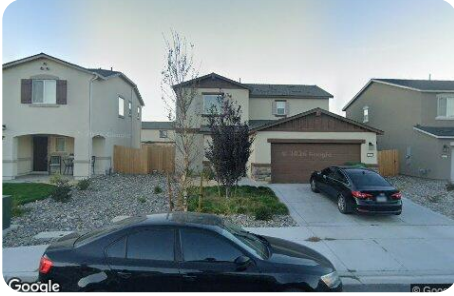


Single Family Residence **RESIDENTIAL**

8946 WOLF RIVER DR

RENO, NV 89506

\$500,064 TopHap Estimate · \$251 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,995 ft²
LIVING AREA

0.14 ac
LOT SIZE

2022
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$500K

\$476K low

\$524K high

Last Sale

\$412,500 · Feb 22, 2023

Est. Owner Equity

\$170,064

Loan-to-Value

66%

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)	0.14
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 7, 2023	Resale	Bargain And Sale Deed	\$412,500	\$207	\$330K

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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