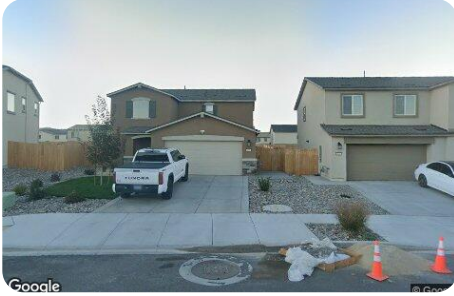


Single Family Residence **RESIDENTIAL**

8954 WOLF RIVER DR

RENO, NV 89506

\$496,749 TopHap Estimate · \$260 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,907 ft²
LIVING AREA

0.14 ac
LOT SIZE

2022
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$497K

\$481K low

\$512K high

Last Sale

\$481,000 · Oct 14, 2022

Est. Owner Equity

\$496,749

TAX & ASSESSMENT

Property Tax	\$4,621 (2025)
Assessed Value	\$126,074
Previous Assessed	\$126,136
Assessor Market Value	\$360,211

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
Apr 16, 2024	Financing	Intrafamily Transfer			
Apr 16, 2024	Financing	Intrafamily Transfer			
Apr 16, 2024	Financing	Intrafamily Transfer			
Apr 16, 2024	Financing	Intrafamily Transfer			\$321M
Oct 12, 2022	Resale	Bargain And Sale Deed	\$481,000	\$252	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lemmon Valley Elementary School	Elementary	KG–5	0.8 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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