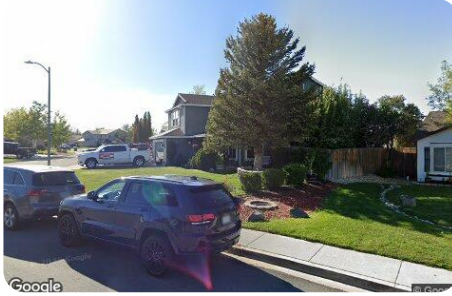


Single Family Residence **RESIDENTIAL**

11445 LITTLE RIVER CT

RENO, NV 89506

\$456,220 TopHap Estimate · \$348 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,310 ft²

LIVING AREA

0.16 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$456K

\$435K low

\$478K high

Last Sale

\$99,000 · Feb 22, 2012

Est. Owner Equity

\$377,020

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$1,620 (2025)
Assessed Value	\$80,608
Previous Assessed	\$77,005
Assessor Market Value	\$230,309

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 345 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 26, 2011	Resale	Grant Deed	\$99,000	\$76	\$79K
Feb 15, 2012	Quitclaim	Quit Claim Transfer			
Jul 31, 2007	Quitclaim	Quit Claim Transfer			
May 19, 2005	Resale	Bargain And Sale Deed	\$297,000	\$227	\$238K
Jun 6, 1997	Resale	Grant Deed	\$124,000	\$95	\$123K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Desert Heights Elementary School	Elementary	KG–5	1.1 mi
William O'Brien Middle School	Middle	6–8	1.5 mi
North Valleys High School	High	9–12	3.4 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	Owner occupied
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