

Single Family Residence **RESIDENTIAL**

# 11425 LITTLE RIVER CT

RENO, NV 89506

**\$444,751** TopHap Estimate · \$417 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,067 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1998**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$445K**

\$424K low

\$466K high

Last Sale

**\$147,000 · Dec 3, 2013**

Est. Owner Equity

**\$317,051**

Loan-to-Value

**31%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,439 (2025) |
| Assessed Value        | \$74,546       |
| Previous Assessed     | \$70,899       |
| Assessor Market Value | \$212,989      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.16                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 99 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|-----------------------|-----------|--------|--------|
| Sep 28, 2020 | Financing       | Intrafamily Transfer  |           |        | \$128K |
| Jun 20, 2016 | Financing       | Intrafamily Transfer  |           |        | \$147K |
| Nov 21, 2013 | Resale          | Bargain And Sale Deed | \$147,000 | \$138  |        |
| Nov 25, 2013 | Quitclaim       | Quit Claim Transfer   |           |        |        |
| Nov 30, 2000 | Resale          | Grant Deed            | \$126,000 | \$118  | \$125K |
| Feb 3, 1998  | Non-arms-length | Grant Deed            | \$118,000 | \$111  | \$73K  |

## 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>72</div> <div>CRIME INDEX</div> | <div>95</div> <div>AIR POLLUTION</div> | <div>46,491</div> <div>POPULATION</div> | <div>\$79K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|