

Single Family Residence **RESIDENTIAL**

9442 LONG RIVER DR

RENO, NV 89506

\$545,573 TopHap Estimate · \$207 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,639 ft²

LIVING AREA

0.15 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$546K

\$520K low

\$571K high

Last Sale

\$425,000 · Feb 19, 2021

Est. Owner Equity

\$151,323

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$2,641 (2025)
Assessed Value	\$118,560
Previous Assessed	\$111,598
Assessor Market Value	\$338,742

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Garage	Garage, Attached
Pool	No

Porch · 43 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 18, 2021	Resale	Bargain And Sale Deed	\$425,000	\$161	\$394K
Jun 26, 2014	Financing	Intrafamily Transfer			\$195K
Apr 10, 2013	Financing	Grant Deed			\$171K
Nov 14, 2011	Resale	Grant Deed	\$158,000	\$60	\$154K
Jul 20, 2009	Resale	Bargain And Sale Deed	\$185,000	\$70	\$137K
May 15, 2009	Quitclaim	Quit Claim Transfer	\$122,000	\$46	
Feb 19, 2009	Non-arms-length	Trustees Deed	\$225,000	\$85	
Oct 26, 2006	Quitclaim	Quit Claim Transfer			\$315K
Jul 29, 2005	Resale	Grant Deed	\$202,500	\$77	
Jul 29, 2005	Resale	Grant Deed	\$405,000	\$153	\$284K
Dec 31, 2002	Resale	Grant Deed	\$218,260	\$83	\$187K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stead Elementary School	Elementary	KG–5	0.6 mi
William O'Brien Middle School	Middle	6–8	0.6 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	Owner occupied
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