

Single Family Residence **RESIDENTIAL**

# 17853 BEAR RIVER CT

RENO, NV 89508

**\$430,844** TopHap Estimate · \$264 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,632 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$431K**

\$414K low

\$448K high

Last Sale

**\$111,000 · Jun 27, 2011**

Est. Owner Equity

**\$332,360**

Loan-to-Value

**23%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,479 (2025) |
| Assessed Value        | \$95,587       |
| Previous Assessed     | \$89,770       |
| Assessor Market Value | \$273,106      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.20                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 240 ft²

Patio · 240 ft²

Porch · 192 ft²

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|------------------|-----------------------|-----------|--------|--------|
| Jun 21, 2011 | Resale           | Bargain And Sale Deed | \$111,000 | \$68   | \$108K |
| Jun 13, 2011 | Quitclaim        | Quit Claim Transfer   |           |        |        |
| Apr 6, 2011  | Foreclosure sale | Trustees Deed         | \$245,106 | \$150  |        |
| Oct 24, 2005 | Resale           | Bargain And Sale Deed | \$295,000 | \$181  | \$236K |
| Jul 31, 2001 | Quitclaim        | Quit Claim Transfer   |           |        | \$129K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Cold Springs Middle School        | Middle     | 6–8    | 0.5 mi   |
| Michael Inskeep Elementary School | Elementary | KG–5   | 2.5 mi   |
| North Valleys High School         | High       | 9–12   | 9.2 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 89508

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>40</div> <div>CRIME INDEX</div> | <div>88</div> <div>AIR POLLUTION</div> | <div>14,337</div> <div>POPULATION</div> | <div>\$91K</div> <div>MEDIAN IN-COME</div> | <div>47°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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