

Single Family Residence **RESIDENTIAL**

7981 BIG RIVER DR

RENO, NV 89506

\$381,389 TopHap Estimate · \$374 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,020 ft²

LIVING AREA

0.12 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$381K

\$368K low

\$394K high

Last Sale

\$115,000 · May 21, 2013

Est. Owner Equity

\$277,889

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$1,682 (2025)
Assessed Value	\$71,276
Previous Assessed	\$68,462
Assessor Market Value	\$203,646

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.12
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 320 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 12, 2013	Resale	Grant Deed	\$115,000	\$113	\$104K
Feb 28, 2013	Resale	Grant Deed	\$81,500	\$80	
Dec 18, 2006	Resale	Bargain And Sale Deed	\$231,500	\$227	\$185K
Mar 29, 2004	Resale	Grant Deed	\$167,500	\$164	\$134K
Mar 28, 2003	Resale	Grant Deed	\$151,000	\$148	\$121K
Oct 14, 1996	Resale	Grant Deed	\$115,000	\$113	\$114K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Lake Elementary School	Elementary	KG–5	0.4 mi
North Valleys High School	High	9–12	4.9 mi
Cold Springs Middle School	Middle	6–8	5.0 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
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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