

Single Family Residence

RESIDENTIAL

7940 BIG RIVER DR

RENO, NV 89506

\$423,059

TopHap Estimate · \$337 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,254 ft²

LIVING AREA

0.15 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$423K

\$404K low

\$442K high

Last Sale

\$110,000 · Jul 25, 2012

Est. Owner Equity

\$303,059

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$2,139 (2025)
Assessed Value	\$79,407
Previous Assessed	\$80,034
Assessor Market Value	\$162,635

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Garage	Garage, Attached
Pool	No

Deck · 710 ft²

Patio · 710 ft²

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 6, 2026	Financing	Intrafamily Transfer			\$120K
Jan 21, 2026	Financing	Intrafamily Transfer			
Jul 25, 2012	Resale	Grant Deed	\$110,000	\$88	
Aug 3, 2010	Resale	Grant Deed	\$107,000	\$85	\$106K
May 6, 2010	Foreclosure sale	Trustees Deed	\$95,000	\$76	
Dec 12, 2006	Resale	Bargain And Sale Deed	\$244,000	\$195	\$195K
May 17, 2005	Quitclaim	Quit Claim Transfer			
Jul 16, 2003	Resale	Grant Deed	\$162,900	\$130	
Apr 25, 2003	Resale	Grant Deed	\$152,000	\$121	\$122K
Jan 16, 2003	Non-arms-length	Trustees Deed	\$130,777	\$104	
Sep 30, 1996	Resale	Grant Deed	\$122,500	\$98	\$121K
Nov 29, 1995	Resale	Grant Deed	\$222,000	\$177	

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	5.1 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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