

Single Family Residence **RESIDENTIAL**

8091 BIG RIVER DR

RENO, NV 89506

\$431,674 TopHap Estimate · \$295 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,461 ft²

LIVING AREA

0.11 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$432K

\$400K low

\$464K high

Est. Owner Equity

\$25,174

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$898 (2025)
Assessed Value	\$76,966
Previous Assessed	\$77,489
Assessor Market Value	\$159,062

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Garage	Garage, Attached
Pool	No

Porch · 340 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 13, 2025	Financing	Intrafamily Transfer			
Nov 18, 2022	Resale	Bargain And Sale Deed	\$378,000	\$259	\$378K
Oct 4, 2022	Financing	Intrafamily Transfer			
Sep 25, 2001	Quitclaim	Quit Claim Transfer			\$67K
Nov 27, 1996	Resale	Grant Deed	\$127,500	\$87	\$97K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Lake Elementary School	Elementary	KG–5	0.5 mi
North Valleys High School	High	9–12	5.0 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