

Single Family Residence **RESIDENTIAL**

8100 BIG RIVER DR

RENO, NV 89506

\$424,255 TopHap Estimate · \$303 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,400 ft²

LIVING AREA

0.14 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

VALUATION

\$424K

\$414K low

\$434K high

Est. Owner Equity

\$78,305

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$1,655 (2025)
Assessed Value	\$81,953
Previous Assessed	\$82,434
Assessor Market Value	\$168,681

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 20, 2026	Financing	Mortgage			\$346K
Jan 29, 2021	Financing	Intrafamily Transfer			\$236K
May 16, 2006	Financing	Grant Deed			\$180K
Jul 25, 1997	Resale	Grant Deed	\$126,500	\$90	\$123K
Nov 29, 1995	Resale	Grant Deed	\$222,000	\$159	

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

| OWNERSHIP

Occupancy	Owner occupied
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