

Single Family Residence **RESIDENTIAL**

8261 BIG RIVER DR

RENO, NV 89506

\$449,711 TopHap Estimate · \$265 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,698 ft²

LIVING AREA

0.12 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$450K

\$442K low

\$458K high

Last Sale

\$113,050 · Aug 6, 2010

Est. Owner Equity

\$343,711

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$1,911 (2025)
Assessed Value	\$91,645
Previous Assessed	\$88,989
Assessor Market Value	\$261,844

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
Garage	Garage, Built-in
Pool	No

Shed · 144 ft²

Porch · 744 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 26, 2010	Resale	Grant Deed	\$113,500	\$67	\$112K
Dec 27, 2007	Financing	Intrafamily Transfer			\$236K
Jun 22, 2005	Resale	Bargain And Sale Deed	\$305,000	\$180	\$244K
Aug 20, 1999	Resale	Grant Deed	\$134,000	\$79	\$133K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Lake Elementary School	Elementary	KG–5	0.7 mi
Cold Springs Middle School	Middle	6–8	5.0 mi
North Valleys High School	High	9–12	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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