

Single Family Residence **RESIDENTIAL**

8241 BIG RIVER DR

RENO, NV 89506

\$445,536 TopHap Estimate · \$334 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,333 ft²

LIVING AREA

0.12 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$446K

\$432K low

\$459K high

Last Sale

\$121,000 · Sep 16, 2009

Est. Owner Equity

\$350,536

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$1,696 (2025)
Assessed Value	\$82,569
Previous Assessed	\$79,740
Assessor Market Value	\$235,911

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 · 548 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 7, 2009	Resale	Bargain And Sale Deed	\$121,000	\$91	\$119K
Nov 24, 2004	Resale	Grant Deed	\$250,000	\$188	\$200K
Apr 2, 2001	Financing	Grant Deed			\$126K
Jan 29, 2001	Recorded document	Grant Deed			
Nov 6, 2000	Non-arms-length	Trustees Deed	\$135,790	\$102	
Aug 20, 1999	Resale	Grant Deed	\$126,500	\$95	\$125K

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	Absentee owner
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