

Single Family Residence

RESIDENTIAL

8271 BIG RIVER DR

RENO, NV 89506

\$443,791 TopHap Estimate · \$333 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,333 ft²

LIVING AREA

0.16 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$444K

\$433K low

\$455K high

Last Sale

\$49,500 · Feb 28, 2018

Est. Owner Equity

\$0

Loan-to-Value

345%

TAX & ASSESSMENT

Property Tax	\$2,227 (2025)
Assessed Value	\$84,130
Previous Assessed	\$81,329
Assessor Market Value	\$240,370

PROPERTY FACTS

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

Porch · 674 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 30, 2020	Financing	Intrafamily Transfer			\$144K
Feb 21, 2018	Resale	Bargain And Sale Deed	\$49,500	\$37	\$146K
May 20, 2011	Resale	Grant Deed	\$84,500	\$63	\$82K
May 20, 2011	Non-arms-length	Grant Deed	\$86,500	\$65	
Dec 24, 2007	Foreclosure sale	Trustees Deed	\$159,900	\$120	
Jan 23, 2006	Resale	Grant Deed	\$259,000	\$194	\$207K
Aug 20, 1999	Resale	Grant Deed	\$129,000	\$97	\$131K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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