

Single Family Residence **RESIDENTIAL**

8281 BIG RIVER DR

RENO, NV 89506

\$446,362 TopHap Estimate · \$263 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,698 ft²

LIVING AREA

0.16 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$446K

\$435K low

\$458K high

Last Sale

\$136,500 · Aug 26, 1999

Est. Owner Equity

\$113,797

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$1,823 (2025)
Assessed Value	\$90,968
Previous Assessed	\$88,232
Assessor Market Value	\$259,908

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
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 480 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 29, 2016	Quitclaim	Quit Claim Transfer			
Aug 26, 1999	Resale	Grant Deed	\$136,500	\$80	\$139K

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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