

Single Family Residence

RESIDENTIAL

8221 BIG RIVER DR

RENO, NV 89506

\$453,312 TopHap Estimate · \$267 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,698 ft²

LIVING AREA

0.11 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$453K

\$416K low

\$490K high

Last Sale

\$295,000 · May 31, 2019

Est. Owner Equity

\$160,012

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$2,051 (2025)
Assessed Value	\$86,696
Previous Assessed	\$84,140
Assessor Market Value	\$247,701

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

Porch · 570 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 24, 2019	Resale	Bargain And Sale Deed	\$295,000	\$174	\$285K
Feb 14, 2018	Quitclaim	Quit Claim Transfer			
Jun 27, 2012	Resale	Grant Deed	\$92,000	\$54	\$90K
Mar 13, 2012	Quitclaim	Quit Claim Transfer			
Nov 4, 2004	Quitclaim	Quit Claim Transfer			\$239K
Apr 29, 2002	Non-arms-length	Grant Deed	\$157,000	\$92	\$31K
Jul 16, 1999	Resale	Grant Deed	\$134,500	\$79	\$133K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Lake Elementary School	Elementary	KG–5	0.6 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

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

| OWNERSHIP

Occupancy

Owner occupied