

Single Family Residence **RESIDENTIAL**

# 8201 BIG RIVER DR

RENO, NV 89506

**\$406,046** TopHap Estimate · \$366 / ft² · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,108 ft²**

LIVING AREA

**0.12 ac**

LOT SIZE

**1998**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$406K**

**\$394K low**

**\$418K high**

Last Sale

**\$405,000 · Aug 5, 2025**

Est. Owner Equity

**\$8,382**

Loan-to-Value

**95%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$726 (2025) |
| Assessed Value        | \$74,633     |
| Previous Assessed     | \$74,958     |
| Assessor Market Value | \$151,838    |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | WASHOE                           |
| Lot (acres)   | 0.12                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Porch · 440 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|-----------------------|-----------|--------------------|--------|
| Jul 24, 2025 | Resale    | Bargain And Sale Deed | \$405,000 | \$366              | \$398K |
| Jul 22, 2014 | Resale    | Bargain And Sale Deed | \$147,000 | \$133              | \$146K |
| Aug 25, 2012 | Quitclaim | Quit Claim Transfer   |           |                    |        |
| Dec 11, 2003 | Quitclaim | Quit Claim Transfer   |           |                    |        |
| Mar 19, 2004 | Resale    | Grant Deed            | \$185,000 | \$167              | \$145K |
| May 24, 2002 | Resale    | Grant Deed            | \$125,000 | \$113              | \$113K |
| Apr 12, 1999 | Resale    | Grant Deed            | \$119,000 | \$107              | \$118K |

## 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<br>CRIME INDEX | 95<br>AIR POLLUTION | 46,491<br>POPULATION | \$79K<br>MEDIAN IN-COME | 48°F<br>AVG TEMP | 79%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|