

Single Family Residence **RESIDENTIAL**

8191 BIG RIVER DR

RENO, NV 89506

\$442,357 TopHap Estimate · \$332 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,333 ft²

LIVING AREA

0.11 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$442K

\$410K low

\$474K high

Last Sale

\$297,000 · Aug 12, 2019

Est. Owner Equity

\$138,144

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$2,227 (2025)
Assessed Value	\$80,830
Previous Assessed	\$78,162
Assessor Market Value	\$230,941

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 · 514 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 8, 2019	Resale	Bargain And Sale Deed	\$297,000	\$223	\$300K
Sep 25, 2017	Financing	Intrafamily Transfer			\$150K
Oct 24, 2002	Resale	Grant Deed	\$145,000	\$109	\$144K
Nov 30, 1999	Recorded document	Grant Deed			
Jun 11, 1999	Resale	Grant Deed	\$125,000	\$94	\$125K

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
-----------	----------------