

Single Family Residence

RESIDENTIAL

8181 BIG RIVER DR

RENO, NV 89506

\$401,529 TopHap Estimate · \$362 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,108 ft²

LIVING AREA

0.11 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$402K

\$391K low

\$412K high

Last Sale

\$197,000 · May 28, 2004

Est. Owner Equity

\$201,312

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$356 (2025)
Assessed Value	\$73,830
Previous Assessed	\$71,149
Assessor Market Value	\$210,942

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 · 140 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 21, 2013	Quitclaim	Quit Claim Transfer			\$197K
May 28, 2004	Resale	Grant Deed	\$197,000	\$178	\$197K
Apr 6, 1999	Resale	Grant Deed	\$118,500	\$107	\$80K

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	5.0 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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