

Single Family Residence **RESIDENTIAL**

8170 BIG RIVER DR

RENO, NV 89506

\$447,268 TopHap Estimate · \$336 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,333 ft²

LIVING AREA

0.15 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$447K

\$424K low

\$470K high

Last Sale

\$252,450 · Sep 28, 2017

Est. Owner Equity

\$173,835

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$2,230 (2025)
Assessed Value	\$82,355
Previous Assessed	\$79,529
Assessor Market Value	\$235,299

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, Attached
Pool	No

Porch · 364 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 26, 2017	Resale	Grant Deed	\$252,500	\$189	\$255K
Jul 21, 2017	Resale	Grant Deed	\$210,000	\$158	
Mar 18, 2003	Resale	Grant Deed	\$150,500	\$113	\$148K
May 28, 1999	Resale	Grant Deed	\$127,500	\$96	\$126K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Lake Elementary School	Elementary	KG–5	0.6 mi
North Valleys High School	High	9–12	5.0 mi
Cold Springs Middle School	Middle	6–8	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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