

Single Family Residence **RESIDENTIAL**

8190 BIG RIVER DR

RENO, NV 89506

\$446,284 TopHap Estimate · \$263 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,698 ft²

LIVING AREA

0.2 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$446K

\$436K low

\$457K high

Last Sale

\$158,400 · Feb 26, 2014

Est. Owner Equity

\$0

TAX & ASSESSMENT

Property Tax	\$2,505 (2025)
Assessed Value	\$89,938
Previous Assessed	\$87,237
Assessor Market Value	\$256,967

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.20
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 540 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 12, 2024	Financing	Intrafamily Transfer			
Oct 23, 2024	Financing	Re-Recorded Document			
Oct 23, 2024	Financing	Re-Recorded Document			
Oct 23, 2024	Financing	Re-Recorded Document			
Dec 20, 2017	Quitclaim	Quit Claim Transfer			
Dec 20, 2017	Quitclaim	Quit Claim Transfer			
Dec 20, 2017	Quitclaim	Quit Claim Transfer			\$394M
Dec 20, 2017	Quitclaim	Quit Claim Transfer			
Feb 11, 2014	Foreclosure sale	Trustees Deed	\$158,400	\$93	
Jun 4, 2004	Resale	Grant Deed	\$213,000	\$125	\$207K
Apr 25, 2002	Resale	Grant Deed	\$165,000	\$97	\$132K
Apr 25, 2002	Recorded document	Grant Deed			
Dec 4, 2001	Quitclaim	Quit Claim Transfer			\$141K

Jun 30, 1999	Resale	Grant Deed	\$142,500	\$84	\$41K
Apr 2, 1999	Recorded document	Grant Deed			

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

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------