

Single Family Residence **RESIDENTIAL**

8080 BIG RIVER DR

RENO, NV 89506

\$428,471 TopHap Estimate · \$342 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,254 ft²

LIVING AREA

0.15 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$428K

\$413K low

\$444K high

Last Sale

\$122,000 · Feb 14, 1997

Est. Owner Equity

\$230,721

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$1,621 (2025)
Assessed Value	\$81,371
Previous Assessed	\$78,623
Assessor Market Value	\$232,489

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

Deck · 280 ft²

Patio · 280 ft²

Porch · 300 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 25, 2005	Financing	Intrafamily Transfer			\$236K
Feb 14, 1997	Resale	Grant Deed	\$122,000	\$97	\$120K
Nov 29, 1995	Resale	Grant Deed	\$222,000	\$177	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Lake Elementary School	Elementary	KG–5	0.5 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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