

Single Family Residence

RESIDENTIAL

7801 BIG RIVER DR

RENO, NV 89506

\$445,974 TopHap Estimate · \$294 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,515 ft²

LIVING AREA

0.14 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$446K

\$437K low

\$455K high

Last Sale

\$122,500 · Apr 27, 2010

Est. Owner Equity

\$343,974

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$1,266 (2025)
Assessed Value	\$83,156
Previous Assessed	\$83,818
Assessor Market Value	\$172,654

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Garage	Garage, Attached
Pool	No

Deck · 224 ft²

Patio · 224 ft²

Porch · 596 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 9, 2025	Financing	Intrafamily Transfer			
Apr 20, 2010	Resale	Bargain And Sale Deed	\$122,500	\$81	\$118K
Jan 28, 2008	Quitclaim	Quit Claim Transfer			\$277K
Feb 22, 2007	Quitclaim	Quit Claim Transfer			
Feb 22, 2007	Resale	Grant Deed	\$260,000	\$172	\$266K
Jul 31, 1998	Resale	Grant Deed	\$132,000	\$87	\$128K
Sep 6, 1994	Resale	Grant Deed	\$121,500	\$80	\$109K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Lake Elementary School	Elementary	KG–5	0.3 mi
North Valleys High School	High	9–12	4.8 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

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

| OWNERSHIP

Occupancy

Owner occupied