

Single Family Residence **RESIDENTIAL**

7851 BIG RIVER DR

RENO, NV 89506

\$381,280 TopHap Estimate · \$385 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

990 ft²

LIVING AREA

0.12 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$381K

\$370K low

\$393K high

Last Sale

\$305,000 · May 7, 2021

Est. Owner Equity

\$91,530

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$1,241 (2025)
Assessed Value	\$68,620
Previous Assessed	\$65,849
Assessor Market Value	\$196,057

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	Evaporative
Garage	Garage, Attached
Pool	No

Deck · 72 ft²

Patio · 72 ft²

Porch · 40 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 30, 2021	Resale	Bargain And Sale Deed	\$305,000	\$308	\$290K
Apr 18, 2014	Resale	Grant Deed	\$131,000	\$132	
Jun 23, 2005	Quitclaim	Quit Claim Transfer			
Apr 30, 1997	Resale	Grant Deed	\$113,000	\$114	
Sep 23, 1994	Resale	Grant Deed	\$103,000	\$104	\$88K

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	5.1 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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