

Single Family Residence

RESIDENTIAL

7991 BIG RIVER DR

RENO, NV 89506

\$426,658 TopHap Estimate · \$340 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,254 ft²

LIVING AREA

0.12 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$427K

\$416K low

\$438K high

Last Sale

\$85,000 · Nov 12, 2010

Est. Owner Equity

\$338,288

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$1,490 (2025)
Assessed Value	\$77,354
Previous Assessed	\$74,529
Assessor Market Value	\$221,010

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	Yes
Garage	Garage, Attached
Pool	No

Porch · 300 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 20, 2010	Resale	Grant Deed	\$85,000	\$68	\$84K
May 5, 2010	Non-arms-length	Trustees Deed	\$81,600	\$65	
Dec 14, 2006	Resale	Grant Deed	\$140,000	\$112	\$202K
Apr 21, 2003	Resale	Grant Deed	\$150,000	\$120	\$148K
Apr 21, 2003	Resale	Grant Deed	\$150,000	\$120	
Nov 21, 1996	Resale	Grant Deed	\$121,500	\$97	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Lake Elementary School	Elementary	KG–5	0.4 mi
North Valleys High School	High	9–12	4.9 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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