

Single Family Residence

**RESIDENTIAL**

# 8010 BIG RIVER DR

RENO, NV 89506

**\$425,586** TopHap Estimate · \$304 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,400 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1996**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$426K**

\$399K low

\$452K high

Last Sale

**\$395,540 · Jul 30, 2021**

Est. Owner Equity

**\$49,823**

Loan-to-Value

**86%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,835 (2025) |
| Assessed Value        | \$82,290       |
| Previous Assessed     | \$79,535       |
| Assessor Market Value | \$235,114      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.13                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 568 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Jul 29, 2021 | Resale    | Bargain And Sale Deed | \$395,540 | \$283  | \$376K |
| Aug 29, 2016 | Quitclaim | Quit Claim Transfer   |           |        |        |
| Mar 10, 2011 | Quitclaim | Quit Claim Transfer   |           |        |        |
| Mar 21, 2000 | Resale    | Grant Deed            | \$128,500 | \$92   | \$103K |
| Dec 31, 1996 | Resale    | Grant Deed            | \$125,500 | \$90   | \$119K |
| Nov 29, 1995 | Resale    | Grant Deed            | \$222,000 | \$159  |        |

## ASSIGNED SCHOOLS

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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>72</div> <div>CRIME INDEX</div> | <div>95</div> <div>AIR POLLUTION</div> | <div>46,491</div> <div>POPULATION</div> | <div>\$79K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|