

Single Family Residence **RESIDENTIAL**

8021 BIG RIVER DR

RENO, NV 89506

\$432,093 TopHap Estimate · \$328 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,318 ft²

LIVING AREA

0.12 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$432K

\$421K low

\$443K high

Last Sale

\$115,000 · Sep 29, 2009

Est. Owner Equity

\$255,093

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$1,499 (2025)
Assessed Value	\$77,644
Previous Assessed	\$74,832
Assessor Market Value	\$221,841

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
Garage	Garage, Attached
Pool	No

Porch · 390 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2009	Resale	Grant Deed	\$115,000	\$87	\$113K
Jun 5, 2009	Foreclosure sale	Trustees Deed	\$97,750	\$74	
Jan 5, 2007	Quitclaim	Quit Claim Transfer			
May 23, 2006	Resale	Bargain And Sale Deed	\$270,000	\$205	\$216K
Apr 24, 2006	Financing	Trustees Deed			\$38K
Feb 7, 1997	Resale	Grant Deed	\$123,500	\$94	\$122K

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

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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