

Single Family Residence **RESIDENTIAL**

8040 BIG RIVER DR

RENO, NV 89506

\$422,194 TopHap Estimate · \$302 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,400 ft²

LIVING AREA

0.13 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$422K

\$391K low

\$454K high

Last Sale

\$170,000 · Oct 15, 2019

Est. Owner Equity

\$422,194

TAX & ASSESSMENT

Property Tax	\$4,327 (2025)
Assessed Value	\$81,825
Previous Assessed	\$79,041
Assessor Market Value	\$233,786

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
Garage	Garage, Attached
Pool	No

Porch · 284 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 15, 2019	Quitclaim	Quit Claim Transfer			
Oct 14, 2019	Resale	Bargain And Sale Deed	\$170,000	\$121	
Apr 28, 2010	Resale	Grant Deed	\$100,000	\$71	\$98K
Feb 24, 2004	Resale	Grant Deed	\$176,900	\$126	\$142K
Feb 24, 2004	Resale	Grant Deed	\$176,900	\$126	
Dec 2, 1998	Resale	Grant Deed	\$123,000	\$88	\$98K
Jun 20, 1997	Resale	Grant Deed	\$123,500	\$88	\$118K
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



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

OWNERSHIP

Occupancy	Owner occupied
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