

Single Family Residence

RESIDENTIAL

8031 BIG RIVER DR

RENO, NV 89506

\$430,120 TopHap Estimate · \$343 / ft² · confidence 98 · 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

\$430K

\$420K low

\$441K high

Last Sale

\$157,000 · May 9, 2014

Est. Owner Equity

\$312,370

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$1,679 (2025)
Assessed Value	\$77,970
Previous Assessed	\$75,210
Assessor Market Value	\$222,771

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

Deck · 200 ft²

Patio · 200 ft²

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 19, 2014	Resale	Bargain And Sale Deed	\$157,000	\$125	\$118K
Nov 15, 2013	Recorded document	Warranty Deed			
Nov 8, 2013	Recorded document	Deed In Lieu Of Foreclosure			
Nov 17, 2004	Quitclaim	Quit Claim Transfer			
Nov 1, 1996	Resale	Grant Deed	\$125,000	\$100	\$129K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Lake Elementary School	Elementary	KG–5	0.5 mi
North Valleys High School	High	9–12	5.0 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	Absentee owner
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