

Single Family Residence **RESIDENTIAL**

8041 BIG RIVER DR

RENO, NV 89506

\$437,686 TopHap Estimate · \$332 / ft² · confidence 99 · 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

\$438K

\$431K low

\$444K high

Last Sale

\$115,500 · May 4, 2012

Est. Owner Equity

\$212,686

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$1,611 (2025)
Assessed Value	\$79,952
Previous Assessed	\$77,258
Assessor Market Value	\$228,434

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

Shed · 128 ft²

Porch · 328 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 22, 2023	Financing	Intrafamily Transfer			
Nov 9, 2020	Quitclaim	Quit Claim Transfer			
Nov 9, 2020	Financing	Intrafamily Transfer			\$175K
May 6, 2020	Quitclaim	Quit Claim Transfer			
Apr 25, 2012	Resale	Bargain And Sale Deed	\$115,500	\$88	\$90K
Jul 11, 2011	Resale	Bargain And Sale Deed	\$80,000	\$61	\$60K
Mar 16, 2011	Foreclosure sale	Trustees Deed	\$219,672	\$167	
Aug 14, 2007	Quitclaim	Quit Claim Transfer			
Jan 26, 1999	Quitclaim	Quit Claim Transfer			\$122K
Dec 6, 1996	Resale	Grant Deed	\$126,000	\$96	\$124K

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	Owner occupied
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