

Single Family Residence **RESIDENTIAL**

7891 BIG RIVER DR

RENO, NV 89506

\$423,221 TopHap Estimate · \$302 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,400 ft²

LIVING AREA

0.14 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$423K

\$412K low

\$434K high

Last Sale

\$167,000 · Aug 29, 2014

Est. Owner Equity

\$423,221

TAX & ASSESSMENT

Property Tax	\$1,704 (2025)
Assessed Value	\$78,504
Previous Assessed	\$75,744
Assessor Market Value	\$224,297

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.14
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Deck · 320 ft²

Patio · 320 ft²

Porch · 88 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 27, 2014	Resale	Grant Deed	\$167,000	\$119	
Nov 23, 2004	Quitclaim	Quit Claim Transfer			\$152K
Sep 3, 2002	Resale	Grant Deed	\$144,000	\$103	\$143K
Sep 3, 2002	Resale	Grant Deed	\$144,000	\$103	
May 22, 1997	Resale	Grant Deed	\$125,500	\$90	\$129K
Oct 17, 1994	Resale	Grant Deed	\$116,500	\$83	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Lake Elementary School	Elementary	KG–5	0.3 mi
North Valleys High School	High	9–12	4.8 mi
Cold Springs Middle School	Middle	6–8	5.1 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
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------