

Single Family Residence

RESIDENTIAL

7870 BIG RIVER DR

RENO, NV 89506

\$443,493 TopHap Estimate · \$293 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

3

BATHS

1,515 ft²

LIVING AREA

0.14 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$443K

\$421K low

\$466K high

Last Sale

\$329,900 · Jun 22, 2020

Est. Owner Equity

\$106,006

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax

\$2,466 (2025)

Assessed Value

\$80,868

Previous Assessed

\$78,254

Assessor Market Value

\$231,050

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 · 275 ft²

Patio · 275 ft²

Porch · 90 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 7, 2020	Resale	Bargain And Sale Deed	\$329,900	\$218	\$337K
Apr 3, 2020	Resale	Grant Deed	\$209,000	\$138	
Oct 29, 2002	Resale	Grant Deed	\$152,000	\$100	\$134K
Jul 29, 1994	Non-arms-length	Grant Deed	\$121,000	\$80	\$115K

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

OWNERSHIP

Occupancy	Owner occupied
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