

Single Family Residence **RESIDENTIAL**

8290 BIG RIVER DR

RENO, NV 89506

\$431,229 TopHap Estimate · \$254 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,698 ft²

LIVING AREA

0.19 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$431K

\$422K low

\$441K high

Last Sale

\$156,500 · May 31, 2002

Est. Owner Equity

\$243,373

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$2,341 (2025)
Assessed Value	\$92,002
Previous Assessed	\$89,308
Assessor Market Value	\$262,862

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.19
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 516 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 31, 2002	Resale	Grant Deed	\$156,500	\$92	\$125K
Feb 4, 2000	Resale	Grant Deed	\$139,000	\$82	\$139K
Apr 2, 1999	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Lake Elementary School	Elementary	KG–5	0.7 mi
Cold Springs Middle School	Middle	6–8	5.0 mi
North Valleys High School	High	9–12	5.2 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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