

Single Family Residence **RESIDENTIAL**

8280 BIG RIVER DR

RENO, NV 89506

\$438,312 TopHap Estimate · \$329 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,333 ft²

LIVING AREA

0.16 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$438K

\$422K low

\$455K high

Last Sale

\$285,000 · Feb 13, 2019

Est. Owner Equity

\$150,661

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$1,974 (2025)
Assessed Value	\$84,137
Previous Assessed	\$81,297
Assessor Market Value	\$240,392

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.16
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 614 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 31, 2019	Resale	Bargain And Sale Deed	\$285,000	\$214	\$276K
May 30, 2003	Quitclaim	Quit Claim Transfer			\$120K
Jul 17, 2001	Resale	Grant Deed	\$131,500	\$99	\$128K
Feb 25, 2000	Resale	Grant Deed	\$129,500	\$97	\$128K

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	5.1 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

Owner occupied