

Single Family Residence **RESIDENTIAL**

8270 BIG RIVER DR

RENO, NV 89506

\$443,454 TopHap Estimate · \$333 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,333 ft²
LIVING AREA

0.14 ac
LOT SIZE

1999
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$443K

\$427K low

\$460K high

Est. Owner Equity

\$68,204

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$2,024 (2025)
Assessed Value	\$83,236
Previous Assessed	\$83,236
Assessor Market Value	\$237,816

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
Garage	Garage, Attached

Porch · 674 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 30, 2026	Financing	Affidavit Of Death Of Joint Tenant			
Mar 11, 2021	Financing	Intrafamily Transfer			
Jul 9, 2021	Resale	Bargain And Sale Deed	\$395,000	\$296	\$375K
Sep 28, 2009	Quitclaim	Quit Claim Transfer			
Aug 18, 2009	Resale	Grant Deed	\$120,000	\$90	\$104K
Jul 1, 2009	Non-arms-length	Trustees Deed	\$153,267	\$115	
Sep 14, 2005	Financing	Intrafamily Transfer			\$264K
Sep 26, 2003	Non-arms-length	Grant Deed	\$162,500	\$122	\$160K
Nov 23, 1999	Resale	Grant Deed	\$127,000	\$95	\$129K

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
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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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