

Single Family Residence **RESIDENTIAL**

8260 BIG RIVER DR

RENO, NV 89506

\$447,902 TopHap Estimate · \$264 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,698 ft²

LIVING AREA

0.18 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$448K

\$432K low

\$464K high

Last Sale

\$290,000 · Apr 12, 2019

Est. Owner Equity

\$93,817

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$3,709 (2025)
Assessed Value	\$89,988
Previous Assessed	\$87,235
Assessor Market Value	\$257,108

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.18
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 10, 2019	Resale	Bargain And Sale Deed	\$290,000	\$171	\$7K
May 11, 2015	Resale	Bargain And Sale Deed	\$205,000	\$121	\$201K
Feb 3, 2012	Quitclaim	Quit Claim Transfer			
Feb 2, 2012	Resale	Grant Deed	\$100,000	\$59	\$97K
Nov 21, 2011	Recorded document	Deed In Lieu Of Foreclosure			
Apr 25, 2003	Resale	Grant Deed	\$167,000	\$98	\$164K
Jan 31, 2002	Quitclaim	Quit Claim Transfer			\$142K
Feb 28, 2000	Resale	Grant Deed	\$139,500	\$82	\$138K

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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