

Single Family Residence **RESIDENTIAL**

8070 BIG RIVER DR

RENO, NV 89506

\$419,212 TopHap Estimate · \$299 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,400 ft²

LIVING AREA

0.14 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$419K

\$410K low

\$429K high

Last Sale

\$270,000 · Dec 30, 2005

Est. Owner Equity

\$218,912

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$1,644 (2025)
Assessed Value	\$80,556
Previous Assessed	\$77,763
Assessor Market Value	\$230,159

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

Porch · 88 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 30, 2005	Resale	Bargain And Sale Deed	\$270,000	\$193	\$216K
Sep 29, 2003	Resale	Grant Deed	\$177,500	\$127	\$142K
Feb 27, 2002	Resale	Grant Deed	\$144,000	\$103	\$142K
Dec 23, 1996	Resale	Grant Deed	\$127,500	\$91	\$124K
Nov 29, 1995	Resale	Grant Deed	\$222,000	\$159	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Lake Elementary School	Elementary	KG–5	0.5 mi
North Valleys High School	High	9–12	5.0 mi
Cold Springs Middle School	Middle	6–8	5.0 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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