

Single Family Residence

RESIDENTIAL

8220 BIG RIVER DR

RENO, NV 89506

\$403,865 TopHap Estimate · \$364 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,108 ft²

LIVING AREA

0.12 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$404K

\$392K low

\$416K high

Last Sale

\$210,000 · Feb 18, 2005

Est. Owner Equity

\$256,865

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$1,606 (2025)
Assessed Value	\$76,372
Previous Assessed	\$73,525
Assessor Market Value	\$218,205

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.12
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Garage	Garage, Attached
Pool	No

Porch · 340 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 2, 2006	Quitclaim	Quit Claim Transfer			
Jan 28, 2005	Resale	Bargain And Sale Deed	\$210,000	\$190	\$147K
Jul 22, 2002	Resale	Grant Deed	\$136,500	\$123	\$135K
Aug 30, 1999	Resale	Grant Deed	\$118,500	\$107	\$118K

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
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Index values: 100 = US average; lower is better.