

Single Family Residence **RESIDENTIAL**

8240 BIG RIVER DR

RENO, NV 89506

\$364,383 TopHap Estimate · \$215 / ft² · confidence 94 · as of Jun 23, 2026



4

BEDS

3

BATHS

1,698 ft²

LIVING AREA

0.13 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$364K

\$343K low

\$386K high

Est. Owner Equity

\$364,383

TAX & ASSESSMENT

Property Tax	\$2,119 (2025)
Assessed Value	\$90,355
Previous Assessed	\$87,605
Assessor Market Value	\$258,157

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.13
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 280 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 10, 2012	Resale	Grant Deed	\$100,000	\$59	
Apr 10, 2012	Recorded document	Grant Deed			
Jan 31, 2005	Resale	Grant Deed	\$266,000	\$157	\$213K
Jan 31, 2005	Recorded document	Grant Deed			
Feb 1, 2005	Quitclaim	Quit Claim Transfer			
Jan 28, 2002	Quitclaim	Quit Claim Transfer			\$136K
Nov 18, 1999	Resale	Grant Deed	\$135,500	\$80	\$134K

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.

OWNERSHIP

Occupancy	Absentee owner
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