

Single Family Residence **RESIDENTIAL**

8120 BIG RIVER DR

RENO, NV 89506

\$442,401 TopHap Estimate · \$336 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,318 ft²

LIVING AREA

0.14 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$442K

\$425K low

\$460K high

Last Sale

\$288,000 · Apr 23, 2020

Est. Owner Equity

\$158,779

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$3,522 (2025)
Assessed Value	\$81,371
Previous Assessed	\$78,563
Assessor Market Value	\$232,489

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 · 570 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 15, 2020	Resale	Bargain And Sale Deed	\$288,000	\$219	\$283K
Jan 24, 2003	Resale	Grant Deed	\$149,900	\$114	
Jan 24, 2003	Non-arms-length	Grant Deed	\$149,900	\$114	\$142K
Mar 30, 1999	Resale	Grant Deed	\$125,000	\$95	\$125K
May 1, 1997	Resale	Grant Deed	\$124,666	\$95	\$100K
Nov 29, 1995	Resale	Grant Deed	\$222,000	\$168	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Lake Elementary School	Elementary	KG–5	0.6 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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