

Single Family Residence **RESIDENTIAL**

8230 BIG RIVER DR

RENO, NV 89506

\$445,000 TopHap Estimate · \$334 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,333 ft²

LIVING AREA

0.13 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$445K

\$426K low

\$464K high

Last Sale

\$425,000 · Apr 25, 2024

Est. Owner Equity

\$10,863

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$1,374 (2025)
Assessed Value	\$84,037
Previous Assessed	\$84,587
Assessor Market Value	\$173,308

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 344 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 22, 2024	Resale	Bargain And Sale Deed	\$425,000	\$319	\$434K
Apr 29, 2019	Quitclaim	Quit Claim Transfer			
Nov 10, 2014	Resale	Bargain And Sale Deed	\$174,000	\$131	\$178K
Jun 2, 2003	Non-arms-length	Grant Deed	\$162,000	\$122	\$145K
May 29, 2002	Non-arms-length	Grant Deed	\$137,500	\$103	\$135K
Aug 5, 1999	Non-arms-length	Grant Deed	\$125,000	\$94	\$109K

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	Owner occupied
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