

Single Family Residence **RESIDENTIAL**

# 8081 BIG RIVER DR

RENO, NV 89506

**\$427,895** TopHap Estimate · \$341 / ft<sup>2</sup> · confidence 99 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,254 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1997**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$428K**

\$423K low

\$433K high

Est. Owner Equity

**\$332,395**

Loan-to-Value

**22%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,502 (2025) |
| Assessed Value        | \$78,056       |
| Previous Assessed     | \$75,231       |
| Assessor Market Value | \$223,018      |

## 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 · 320 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Aug 23, 2016 | Quitclaim | Quit Claim Transfer   |           |        |        |
| Apr 14, 2014 | Financing | Bargain And Sale Deed |           |        | \$96K  |
| Jan 8, 2003  | Resale    | Grant Deed            | \$143,000 | \$114  |        |
| Jan 8, 2003  | Resale    | Grant Deed            | \$143,000 | \$114  | \$138K |
| May 29, 1997 | Resale    | Grant Deed            | \$116,000 | \$93   | \$81K  |

## 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>72</div> <div>CRIME INDEX</div> | <div>95</div> <div>AIR POLLUTION</div> | <div>46,491</div> <div>POPULATION</div> | <div>\$79K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|