

Single Family Residence **RESIDENTIAL**

# 8218 BIG RIVER DR

RENO, NV 89506

**\$434,161** TopHap Estimate · \$256 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,698 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$434K**

\$424K low

\$444K high

Last Sale

**\$160,000 · May 31, 2002**

Est. Owner Equity

**\$306,161**

Loan-to-Value

**27%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,246 (2025) |
| Assessed Value        | \$91,596       |
| Previous Assessed     | \$88,892       |
| Assessor Market Value | \$261,703      |

## 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 · 400 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| May 31, 2002 | Resale | Grant Deed | \$160,000 | \$94   | \$128K |
| Jul 22, 1999 | Resale | Grant Deed | \$140,000 | \$82   | \$139K |

## 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <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 |
|-----------|----------------|