

Single Family Residence **RESIDENTIAL**

8171 BIG RIVER DR

RENO, NV 89506

\$445,386 TopHap Estimate · \$334 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,333 ft²

LIVING AREA

0.12 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$445K

\$420K low

\$471K high

Last Sale

\$289,000 · Feb 7, 2020

Est. Owner Equity

\$163,717

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$1,335 (2025)
Assessed Value	\$84,694
Previous Assessed	\$85,301
Assessor Market Value	\$175,192

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 184 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 6, 2020	Resale	Grant Deed	\$289,000	\$217	\$284K
Apr 8, 2009	Resale	Grant Deed	\$125,000	\$94	\$123K
Sep 3, 2008	Non-arms-length	Trustees Deed	\$175,000	\$131	
Jun 7, 2006	Resale	Grant Deed	\$265,000	\$199	\$212K
Aug 13, 2002	Resale	Grant Deed	\$137,000	\$103	\$97K
Jul 9, 2002	Non-arms-length	Grant Deed	\$130,000	\$98	
Aug 30, 1999	Resale	Grant Deed	\$125,000	\$94	\$96K
Apr 2, 1999	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Lake Elementary School	Elementary	KG–5	0.6 mi
Cold Springs Middle School	Middle	6–8	5.0 mi
North Valleys High School	High	9–12	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



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

OWNERSHIP

Occupancy	Owner occupied
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