

Single Family Residence **RESIDENTIAL**

7894 BIG RIVER DR

RENO, NV 89506

\$445,470 TopHap Estimate · \$294 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,515 ft²
LIVING AREA

0.2 ac
LOT SIZE

1994
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$445K

\$438K low

\$453K high

Est. Owner Equity

\$271,470

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$1,689 (2025)
Assessed Value	\$81,674
Previous Assessed	\$79,161
Assessor Market Value	\$233,354

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.20
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Garage	Garage, Attached
Pool	No

Deck · 320 ft²

Patio · 320 ft²

Porch · 108 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 1, 2023	Financing	Intrafamily Transfer			
Aug 7, 2015	Recorded document	Grant Deed			
Nov 7, 2014	Resale	Bargain And Sale Deed	\$186,000	\$123	\$183K
May 14, 2008	Resale	Grant Deed	\$162,000	\$107	
Mar 12, 2008	Non-arms-length	Trustees Deed	\$221,000	\$146	
Sep 21, 2005	Resale	Grant Deed	\$324,000	\$214	\$259K
Jun 25, 2003	Non-arms-length	Grant Deed	\$170,000	\$112	\$119K
Aug 18, 1994	Resale	Grant Deed	\$122,500	\$81	\$121K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Lake Elementary School	Elementary	KG–5	0.3 mi
North Valleys High School	High	9–12	4.8 mi
Cold Springs Middle School	Middle	6–8	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



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

OWNERSHIP

Occupancy	Owner occupied
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