

Single Family Residence **RESIDENTIAL**

8071 BIG RIVER DR

RENO, NV 89506

\$425,167 TopHap Estimate · \$323 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,318 ft²

LIVING AREA

0.12 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$425K

\$408K low

\$442K high

Last Sale

\$122,000 · Feb 11, 2000

Est. Owner Equity

\$284,467

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$1,539 (2025)
Assessed Value	\$79,072
Previous Assessed	\$76,271
Assessor Market Value	\$225,920

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 · 90 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 24, 2012	Quitclaim	Quit Claim Transfer			\$141K
Oct 15, 2004	Quitclaim	Quit Claim Transfer			\$20K
Aug 19, 2003	Non-arms-length	Grant Deed	\$145,000	\$110	
Feb 11, 2000	Resale	Grant Deed	\$122,000	\$93	\$98K
Jan 31, 1997	Resale	Grant Deed	\$123,500	\$94	\$92K

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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------