

Single Family Residence **RESIDENTIAL**

8130 BIG RIVER DR

RENO, NV 89506

\$458,279 TopHap Estimate · \$314 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,461 ft²

LIVING AREA

0.14 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$458K

\$435K low

\$482K high

Last Sale

\$442,500 · Jul 29, 2024

Est. Owner Equity

\$458,279

TAX & ASSESSMENT

Property Tax	\$1,775 (2025)
Assessed Value	\$82,373
Previous Assessed	\$79,634
Assessor Market Value	\$235,350

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.14
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Garage	Garage, Built-in
Pool	No

Porch · 980 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 19, 2024	Resale	Bargain And Sale Deed	\$442,500	\$303	
Jul 24, 2024	Financing	Intrafamily Transfer			
Jun 8, 2007	Financing	Intrafamily Transfer			\$233K
Dec 2, 2004	Quitclaim	Quit Claim Transfer			\$185K
Feb 28, 2003	Quitclaim	Quit Claim Transfer			\$138K
Aug 31, 2001	Non-arms-length	Grant Deed	\$139,000	\$95	\$137K
Mar 24, 1997	Resale	Grant Deed	\$129,500	\$89	\$127K
Nov 29, 1995	Resale	Grant Deed	\$222,000	\$152	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Lake Elementary School	Elementary	KG–5	0.6 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



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

OWNERSHIP

Occupancy	Absentee owner
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