

Single Family Residence **RESIDENTIAL**

8214 BIG RIVER DR

RENO, NV 89506

\$443,295 TopHap Estimate · \$333 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,333 ft²

LIVING AREA

0.13 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$443K

\$430K low

\$457K high

Last Sale

\$287,000 · Jul 19, 2018

Est. Owner Equity

\$150,125

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$1,739 (2025)
Assessed Value	\$83,617
Previous Assessed	\$80,766
Assessor Market Value	\$238,906

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, Attached
Pool	No

Porch · 444 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 1, 2020	Quitclaim	Quit Claim Transfer			
Jul 12, 2018	Resale	Grant Deed	\$287,000	\$215	\$293K
Feb 6, 2017	Resale	Grant Deed	\$165,000	\$124	
Mar 31, 2009	Quitclaim	Quit Claim Transfer			
Mar 19, 2009	Financing	Intrafamily Transfer			\$148K
Mar 30, 2001	Resale	Grant Deed	\$135,000	\$101	\$108K
Oct 19, 1999	Resale	Grant Deed	\$125,500	\$94	\$124K

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



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

| OWNERSHIP

