

Single Family Residence **RESIDENTIAL**

8150 BIG RIVER DR

RENO, NV 89506

\$386,310 TopHap Estimate · \$379 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,020 ft²

LIVING AREA

0.14 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$386K

\$369K low

\$404K high

Last Sale

\$379,000 · Sep 6, 2022

Est. Owner Equity

\$134,960

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$1,181 (2025)
Assessed Value	\$73,281
Previous Assessed	\$73,597
Assessor Market Value	\$148,769

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Garage	Garage, Attached
Pool	No

Porch · 1,100 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 1, 2022	Resale	Bargain And Sale Deed	\$379,000	\$372	\$251K
Jan 3, 2013	Resale	Grant Deed	\$105,000	\$103	\$103K
Nov 28, 2012	Resale	Grant Deed	\$65,000	\$64	
Jun 7, 2005	Resale	Bargain And Sale Deed	\$255,000	\$250	\$204K
Jul 10, 2003	Non-arms-length	Grant Deed	\$132,000	\$129	\$130K
Mar 28, 1997	Resale	Grant Deed	\$110,500	\$108	\$113K
Nov 29, 1995	Resale	Grant Deed	\$222,000	\$218	

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

72 CRIME INDEX	95 AIR POLLUTION	46,491 POPULATION	\$79K MEDIAN IN-COME	48°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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