

Single Family Residence **RESIDENTIAL**

8250 BIG RIVER DR

RENO, NV 89506

\$443,191 TopHap Estimate · \$261 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,698 ft²

LIVING AREA

0.15 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$443K

\$431K low

\$455K high

Last Sale

\$267,000 · Sep 13, 2017

Est. Owner Equity

\$254,191

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$2,117 (2025)
Assessed Value	\$90,333
Previous Assessed	\$87,584
Assessor Market Value	\$258,094

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 270 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 31, 2017	Resale	Bargain And Sale Deed	\$267,000	\$157	\$192K
Dec 22, 1999	Resale	Grant Deed	\$135,500	\$80	\$134K

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

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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