

Single Family Residence **RESIDENTIAL**

8050 BIG RIVER DR

RENO, NV 89506

\$435,762 TopHap Estimate · \$298 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,461 ft²

LIVING AREA

0.13 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$436K

\$426K low

\$446K high

Last Sale

\$128,500 · Nov 27, 1996

Est. Owner Equity

\$284,262

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$2,137 (2025)
Assessed Value	\$79,303
Previous Assessed	\$76,547
Assessor Market Value	\$226,580

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
Garage	Garage, Built-in
Pool	No

Porch · 410 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 25, 2008	Quitclaim	Quit Claim Transfer			\$152K
Nov 27, 1996	Resale	Grant Deed	\$128,500	\$88	\$126K
Nov 29, 1995	Resale	Grant Deed	\$222,000	\$152	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Lake Elementary School	Elementary	KG–5	0.5 mi
North Valleys High School	High	9–12	4.9 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
-----------	-----------------------