

Single Family Residence **RESIDENTIAL**

7860 BIG RIVER DR

RENO, NV 89506

\$419,840 TopHap Estimate · \$332 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,266 ft²

LIVING AREA

0.14 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$420K

\$411K low

\$428K high

Last Sale

\$144,000 · Dec 31, 2013

Est. Owner Equity

\$0

TAX & ASSESSMENT

Property Tax	\$1,851 (2025)
Assessed Value	\$74,906
Previous Assessed	\$72,140
Assessor Market Value	\$214,018

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, Attached
Pool	No

Deck · 280 ft²

Patio · 280 ft²

Porch · 42 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 23, 2024	Financing	Re-Recorded Document			
Oct 23, 2024	Financing	Re-Recorded Document			
Nov 12, 2024	Financing	Intrafamily Transfer			
Oct 23, 2024	Financing	Re-Recorded Document			
Dec 20, 2017	Quitclaim	Quit Claim Transfer			
Dec 20, 2017	Quitclaim	Quit Claim Transfer			\$394M
Dec 20, 2017	Quitclaim	Quit Claim Transfer			
Dec 20, 2017	Quitclaim	Quit Claim Transfer			
Dec 13, 2013	Resale	Grant Deed	\$144,000	\$114	
Aug 12, 2010	Resale	Grant Deed	\$125,000	\$99	\$123K
Jul 15, 1994	Resale	Grant Deed	\$107,500	\$85	\$111K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Lake Elementary School	Elementary	KG–5	0.3 mi
North Valleys High School	High	9–12	4.8 mi
Cold Springs Middle School	Middle	6–8	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	Absentee owner
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