

Single Family Residence **RESIDENTIAL**

8251 BIG RIVER DR

RENO, NV 89506

\$442,491 TopHap Estimate · \$236 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,876 ft²

LIVING AREA

0.12 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$442K

\$429K low

\$456K high

Last Sale

\$295,000 · Jan 19, 2006

Est. Owner Equity

\$298,091

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$2,024 (2025)
Assessed Value	\$95,938
Previous Assessed	\$93,246
Assessor Market Value	\$274,109

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.12
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 293 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 11, 2006	Quitclaim	Quit Claim Transfer			
Jan 11, 2006	Recorded document	Grant Deed			
Jan 12, 2006	Resale	Bargain And Sale Deed	\$295,000	\$157	\$155K
Apr 30, 2002	Resale	Grant Deed	\$162,000	\$86	\$157K
Jul 15, 1999	Resale	Grant Deed	\$138,500	\$74	\$137K

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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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