

Single Family Residence

**RESIDENTIAL**

# 8020 BIG RIVER DR

RENO, NV 89506

**\$401,945** TopHap Estimate · \$321 / ft<sup>2</sup> · confidence 99 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,254 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1996**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$402K**

\$396K low

\$408K high

Last Sale

**\$100,000 · Jun 19, 2009**

Est. Owner Equity

**\$301,945**

Loan-to-Value

**23%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$76,776  |
| Previous Assessed     | \$76,474  |
| Assessor Market Value | \$155,730 |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | WASHOE                           |
| Lot (acres)   | 0.13                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Porch · 370 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|-----------------------|-----------|--------------------|--------|
| Jan 7, 2020  | Quitclaim       | Quit Claim Transfer   |           |                    |        |
| Dec 12, 2016 | Financing       | Intrafamily Transfer  |           |                    | \$100K |
| Oct 7, 2016  | Quitclaim       | Quit Claim Transfer   |           |                    |        |
| Nov 21, 2011 | Quitclaim       | Quit Claim Transfer   |           |                    |        |
| Nov 21, 2011 | Quitclaim       | Quit Claim Transfer   |           |                    |        |
| Nov 21, 2011 | Quitclaim       | Quit Claim Transfer   |           |                    |        |
| Mar 31, 2011 | Quitclaim       | Quit Claim Transfer   |           |                    |        |
| Jul 16, 2009 | Quitclaim       | Quit Claim Transfer   |           |                    |        |
| May 14, 2009 | Resale          | Bargain And Sale Deed | \$100,000 | \$80               | \$98K  |
| Nov 5, 2008  | Non-arms-length | Trustees Deed         | \$160,979 | \$128              |        |
| May 16, 2006 | Resale          | Grant Deed            | \$263,000 | \$210              | \$210K |
| Nov 6, 1996  | Resale          | Grant Deed            | \$124,000 | \$99               | \$122K |
| Nov 29, 1995 | Resale          | Grant Deed            | \$222,000 | \$177              |        |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>72</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>46,491</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|