

Single Family Residence **RESIDENTIAL**

8030 BIG RIVER DR

RENO, NV 89506

\$389,794 TopHap Estimate · \$382 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,020 ft²

LIVING AREA

0.13 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$390K

\$368K low

\$412K high

Last Sale

\$369,000 · Feb 23, 2023

Est. Owner Equity

\$27,478

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$1,488 (2025)
Assessed Value	\$72,794
Previous Assessed	\$70,022
Assessor Market Value	\$207,982

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
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 600 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 17, 2023	Resale	Bargain And Sale Deed	\$369,000	\$362	\$362K
Jul 19, 2019	Resale	Grant Deed	\$280,000	\$275	\$272K
Apr 22, 2015	Resale	Bargain And Sale Deed	\$174,000	\$171	\$137K
Apr 21, 2015	Recorded document	Affidavit Of Death			
Mar 29, 2010	Resale	Grant Deed	\$93,500	\$92	\$97K
Feb 23, 2010	Non-arms-length	Trustees Deed	\$94,000	\$92	
May 25, 2006	Resale	Grant Deed	\$258,000	\$253	\$206K
May 14, 2004	Resale	Grant Deed	\$170,000	\$167	\$153K
Nov 17, 2000	Resale	Grant Deed	\$120,000	\$118	\$119K
Nov 15, 1996	Resale	Grant Deed	\$111,500	\$109	\$113K
Nov 29, 1995	Resale	Grant Deed	\$222,000	\$218	

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

OWNERSHIP

Occupancy	Owner occupied
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