

Single Family Residence **RESIDENTIAL**

8101 BIG RIVER DR

RENO, NV 89506

\$422,360 TopHap Estimate · \$337 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,254 ft²

LIVING AREA

0.11 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$422K

\$409K low

\$436K high

Last Sale

\$355,000 · Apr 30, 2021

Est. Owner Equity

\$73,790

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$2,093 (2025)
Assessed Value	\$77,940
Previous Assessed	\$75,258
Assessor Market Value	\$222,685

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
Garage	Garage, Attached
Pool	No

Porch · 720 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 29, 2021	Resale	Bargain And Sale Deed	\$355,000	\$283	\$349K
Jun 10, 2017	Financing	Intrafamily Transfer			\$161K
Jun 18, 2013	Resale	Bargain And Sale Deed	\$252,000	\$201	\$101K
Jul 3, 2013	Quitclaim	Quit Claim Transfer			
Jun 7, 2007	Resale	Bargain And Sale Deed	\$228,000	\$182	\$228K
Jun 19, 2007	Quitclaim	Quit Claim Transfer			
Dec 27, 2006	Non-arms-length	Trustees Deed	\$247,606	\$197	
Dec 21, 2005	Quitclaim	Quit Claim Transfer			\$233K
Oct 31, 2005	Quitclaim	Quit Claim Transfer			
Sep 29, 2005	Quitclaim	Quit Claim Transfer			
Apr 14, 2003	Resale	Grant Deed	\$152,000	\$121	\$122K
Jun 5, 1997	Resale	Grant Deed	\$123,500	\$98	\$109K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Lake Elementary School	Elementary	KG–5	0.5 mi
North Valleys High School	High	9–12	5.0 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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