

Single Family Residence **RESIDENTIAL**

7840 BIG RIVER DR

RENO, NV 89506

\$440,722 TopHap Estimate · \$291 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,515 ft²

LIVING AREA

0.14 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$441K

\$426K low

\$456K high

Last Sale

\$270,000 · Jun 30, 2006

Est. Owner Equity

\$224,722

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$2,120 (2025)
Assessed Value	\$79,389
Previous Assessed	\$76,780
Assessor Market Value	\$226,826

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

Porch · 90 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 22, 2006	Recorded document	Grant Deed			
Jun 27, 2006	Resale	Bargain And Sale Deed	\$270,000	\$178	\$216K
Jun 22, 2006	Recorded document	Grant Deed			
Dec 6, 2002	Resale	Grant Deed	\$154,000	\$102	\$123K
Dec 6, 2002	Resale	Grant Deed	\$154,000	\$102	
Oct 28, 2002	Resale	Grant Deed	\$122,000	\$81	
Sep 5, 2002	Foreclosure sale	Trustees Deed	\$122,000	\$81	
Oct 30, 1995	Quitclaim	Quit Claim Transfer			\$115K
Jul 28, 1994	Resale	Grant Deed	\$118,500	\$78	\$116K

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
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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