

Single Family Residence **RESIDENTIAL**

## 2935 BULL RIDER DR

RENO, NV 89521

**\$1,065,934** TopHap Estimate · \$336 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**3,171 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**2011**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$1.1M**

\$1M low

\$1.1M high

Last Sale

**\$381,000 · Sep 19, 2012**

Est. Owner Equity

**\$804,434**

Loan-to-Value

**24%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,819 (2025) |
| Assessed Value        | \$231,446      |
| Previous Assessed     | \$224,307      |
| Assessor Market Value | \$661,275      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 0.23                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Concrete                   |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 159 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE       | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-------------|--------|--------|
| Dec 27, 2021 | Financing         | Intrafamily Transfer |             |        |        |
| Sep 17, 2012 | Resale            | Grant Deed           | \$381,000   | \$120  | \$305K |
| Jul 26, 2011 | Resale            | Grant Deed           | \$335,000   | \$106  | \$326K |
| Jul 29, 2011 | Quitclaim         | Quit Claim Transfer  |             |        |        |
| Mar 3, 2011  | Resale            | Grant Deed           | \$94,500    | \$30   | \$567K |
| Aug 23, 2010 | Recorded document | Grant Deed           |             |        |        |
| May 20, 2010 | Non-arms-length   | Trustees Deed        | \$2,000,000 | \$631  |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL  | GRADES | DISTANCE |
|------------------------------|--------|--------|----------|
| Damonte Ranch High School    | High   | 9–12   | 0.7 mi   |
| Kendyl Depoali Middle School | Middle | 6–8    | 1.6 mi   |

|                             |            |      |        |
|-----------------------------|------------|------|--------|
| JWood Raw Elementary School | Elementary | KG–5 | 1.9 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 89521

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>67</div> <div>CRIME INDEX</div> | <div>95</div> <div>AIR POLLUTION</div> | <div>42,832</div> <div>POPULATION</div> | <div>\$110K</div> <div>MEDIAN IN-COME</div> | <div>50°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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