

Single Family Residence

**RESIDENTIAL**

# 2680 TRAIL RIDER DR

RENO, NV 89521

**\$927,775** TopHap Estimate · \$361 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,568 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**2007**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$928K**

**\$873K low**

**\$982K high**

Est. Owner Equity

**\$927,775**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,423 (2025) |
| Assessed Value        | \$199,519      |
| Previous Assessed     | \$192,598      |
| Assessor Market Value | \$570,055      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 0.25                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Concrete                   |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 625 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------------------|-----------|--------|--------|
| Feb 20, 2024 | Financing | Affidavit Of Death Of Joint Tenant |           |        |        |
| Feb 20, 2024 | Financing | Intrafamily Transfer               |           |        |        |
| Nov 12, 2007 | Resale    | Grant Deed                         | \$447,500 | \$174  | \$100K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Damonte Ranch High School    | High       | 9–12   | 0.5 mi   |
| Kendyl Depoali Middle School | Middle     | 6–8    | 1.8 mi   |
| JWood Raw Elementary School  | Elementary | KG–5   | 1.8 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 |
|-----------|----------------|