

Single Family Residence **RESIDENTIAL**

8345 TWIN ROCK TRL

RENO, NV 89523

\$2,241,306 TopHap Estimate · \$818 / ft² · confidence 91 · as of Jul 14, 2026

4
BEDS

4
BATHS

2,740 ft²
LIVING AREA

0.57 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

5
PARKING

VALUATION

\$2.2M

\$2M low

\$2.4M high

Last Sale

\$1,700,000 · Dec 11, 2020

Est. Owner Equity

\$1,741,306

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax

\$9,526 (2025)

Assessed Value

\$458,125

Previous Assessed

\$452,566

Assessor Market Value

\$1,308,929

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.57
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Wet bar

Deck · 391 ft²

Patio · 391 ft²

Porch · 672 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 16, 2024	Financing	Intrafamily Transfer			
Dec 10, 2020	Resale	Bargain And Sale Deed	\$1,700,000	\$620	\$500K
Feb 4, 2011	Quitclaim	Quit Claim Transfer			
Aug 3, 2010	Resale	Grant Deed	\$682,000	\$249	\$546K
Sep 9, 2005	Resale	Grant Deed	\$100,000	\$36	\$500K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Westergard Elementary School	Elementary	KG–5	2.2 mi
B. D. Billingshurst Middle School	Middle	6–8	2.3 mi
Robert McQueen High School	High	9–12	2.5 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 89523

58 CRIME INDEX	87 AIR POLLUTION	40,260 POPULATION	\$97K MEDIAN IN-COME	46°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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