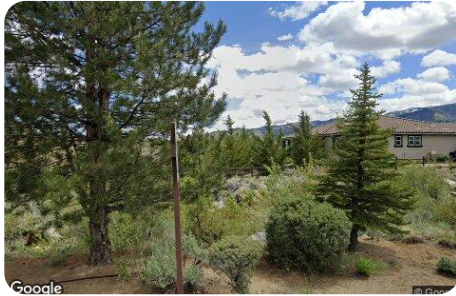


Single Family Residence **RESIDENTIAL**

8385 SPLIT ROCK TRL

RENO, NV 89523

\$1,452,901 TopHap Estimate · \$458 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,169 ft²

LIVING AREA

0.67 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.5M high

Last Sale

\$1,200,000 · Jan 28, 2022

Est. Owner Equity

\$492,901

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$7,496 (2025)
Assessed Value	\$279,642
Previous Assessed	\$279,642
Assessor Market Value	\$798,976

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.67
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached

Porch · 746 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 17, 2026	Financing	Intrafamily Transfer			
Oct 31, 2024	Financing	Intrafamily Transfer			
Jan 26, 2022	Resale	Bargain And Sale Deed	\$1,200,000	\$379	\$960K
Jun 27, 2014	Resale	Grant Deed	\$617,500	\$195	
Nov 29, 2010	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.9 mi
George Westergard Elementary School	Elementary	KG–5	1.9 mi
Robert McQueen High School	High	9–12	2.4 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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