

Single Family Residence

RESIDENTIAL

2794 TRAIL RIDER DR

RENO, NV 89521

\$1,002,213 TopHap Estimate · \$382 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,622 ft²

LIVING AREA

0.26 ac

LOT SIZE

2015

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1M

\$923K low

\$1.1M high

Last Sale

\$925,000 · May 31, 2023

Est. Owner Equity

\$215,963

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$6,356 (2025)
Assessed Value	\$242,067
Previous Assessed	\$226,678
Assessor Market Value	\$691,620

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.26
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 18, 2023	Resale	Bargain And Sale Deed	\$925,000	\$353	\$786K
Aug 21, 2020	Resale	Grant Deed	\$679,000	\$259	
Apr 13, 2015	Quitclaim	Quit Claim Transfer			
Jan 23, 2015	Resale	Bargain And Sale Deed	\$460,528	\$176	\$331K
Feb 26, 2015	Resale	Bargain And Sale Deed	\$481,500	\$184	
Sep 4, 2013	Resale	Grant Deed	\$6,000,000	\$2288	
Jun 28, 2013	Recorded document	Grant Deed			
May 20, 2010	Resale	Trustees Deed	\$2,000,000	\$763	
May 18, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Damonte Ranch High School	High	9–12	0.5 mi
JWood Raw Elementary School	Elementary	KG–5	1.7 mi
Kendyl Depoali Middle School	Middle	6–8	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

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

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

OWNERSHIP

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