

Single Family Residence **RESIDENTIAL**

# 2804 TRAIL RIDER DR

RENO, NV 89521

**\$1,096,884** TopHap Estimate · \$418 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,622 ft<sup>2</sup>**

LIVING AREA

**0.32 ac**

LOT SIZE

**2014**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$1.1M**

\$985K low

\$1.2M high

Last Sale

**\$416,617 · Apr 28, 2014**

Est. Owner Equity

**\$772,884**

Loan-to-Value

**31%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,865 (2025) |
| Assessed Value        | \$241,190      |
| Previous Assessed     | \$228,662      |
| Assessor Market Value | \$689,116      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 0.32                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Concrete                   |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Shed · 250 ft²

Porch · 240 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE       | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-------------|--------|--------|
| Feb 19, 2014 | Resale            | Bargain And Sale Deed | \$417,000   | \$159  | \$367K |
| 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   | 1.6 mi   |
| Kendyl Depoali Middle School | Middle     | 6–8    | 2.0 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<br>CRIME INDEX | 95<br>AIR POLLUTION | 42,832<br>POPULATION | \$110K<br>MEDIAN IN-COME | 50°F<br>AVG TEMP | 79%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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