

Single Family Residence **RESIDENTIAL**

2860 TRAIL RIDER DR

RENO, NV 89521

\$1,140,284 TopHap Estimate · \$399 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,859 ft²

LIVING AREA

0.34 ac

LOT SIZE

2023

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$990,000 · Jun 30, 2023

Est. Owner Equity

\$414,084

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$7,898 (2025)
Assessed Value	\$272,089
Previous Assessed	\$261,232
Assessor Market Value	\$777,399

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.34
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 5, 2023	Resale	Bargain And Sale Deed	\$990,000	\$346	\$726K
Sep 4, 2013	Resale	Grant Deed	\$6,000,000	\$2099	
Jun 28, 2013	Recorded document	Grant Deed			
May 20, 2010	Resale	Trustees Deed	\$2,000,000	\$700	
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	1.5 mi
Kendyl Depoali Middle School	Middle	6–8	2.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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