

Single Family Residence **RESIDENTIAL**

# 2755 TRAIL RIDER DR

RENO, NV 89521

**\$1,097,953** TopHap Estimate · \$359 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**3,060 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**2017**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$1.1M**

\$990K low

\$1.2M high

Last Sale

**\$487,393 · Jun 28, 2017**

Est. Owner Equity

**\$742,645**

Loan-to-Value

**32%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,677 (2025) |
| Assessed Value        | \$237,251      |
| Previous Assessed     | \$223,366      |
| Assessor Market Value | \$677,859      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 0.30                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Concrete                   |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Deck · 128 ft²   Shed · 200 ft²   Patio · 128 ft²   Porch · 282 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE       | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-------------|--------|--------|
| Mar 14, 2017 | Resale            | Bargain And Sale Deed | \$488,000   | \$159  | \$355K |
| Sep 4, 2013  | Resale            | Grant Deed            | \$6,000,000 | \$1961 |        |
| Jun 28, 2013 | Recorded document | Grant Deed            |             |        |        |
| May 20, 2010 | Non-arms-length   | Trustees Deed         | \$2,000,000 | \$654  |        |
| 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   | 1.8 mi   |
| Kendyl Depoali Middle School | Middle     | 6–8    | 1.8 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|