

Single Family Residence

**RESIDENTIAL**

# 2725 TRAIL RIDER DR

RENO, NV 89521

**\$1,006,568** TopHap Estimate · \$385 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,617 ft<sup>2</sup>**

LIVING AREA

**0.32 ac**

LOT SIZE

**2017**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$1M**

\$946K low

\$1.1M high

Last Sale

**\$491,180 · May 10, 2017**

Est. Owner Equity

**\$635,568**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,270 (2025) |
| Assessed Value        | \$228,237      |
| Previous Assessed     | \$215,637      |
| Assessor Market Value | \$652,105      |

## 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                         |

Porch · 1,173 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE       | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-------------|--------|--------|
| Feb 1, 2017  | Resale            | Bargain And Sale Deed | \$491,500   | \$188  | \$393K |
| Sep 4, 2013  | Resale            | Grant Deed            | \$6,000,000 | \$2293 |        |
| Jun 28, 2013 | Recorded document | Grant Deed            |             |        |        |
| May 20, 2010 | Non-arms-length   | Trustees Deed         | \$2,000,000 | \$764  |        |
| May 18, 2007 | Quitclaim         | Quit Claim Transfer   |             |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Damonte Ranch High School    | High       | 9–12   | 0.6 mi   |
| Kendyl Depoali Middle School | Middle     | 6–8    | 1.8 mi   |
| JWood Raw Elementary School  | Elementary | KG–5   | 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> |
|-----------|-----------------------|