

Single Family Residence **RESIDENTIAL**

2730 TRAIL RIDER DR

RENO, NV 89521

\$1,036,190 TopHap Estimate · \$395 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,622 ft²

LIVING AREA

0.28 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1M

\$971K low

\$1.1M high

Last Sale

\$596,500 · Feb 23, 2018

Est. Owner Equity

\$526,640

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$6,837 (2025)
Assessed Value	\$259,644
Previous Assessed	\$245,425
Assessor Market Value	\$741,842

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.28
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	Yes

Porch · 240 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 6, 2020	Financing	Intrafamily Transfer			\$56K
Jan 30, 2018	Resale	Grant Deed	\$596,500	\$227	\$453K
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	1.8 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

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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