

Single Family Residence

**RESIDENTIAL**

# 2740 TRAIL RIDER DR

RENO, NV 89521

**\$1,079,840** TopHap Estimate · \$373 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**5**

BEDS

**4**

BATHS

**2,896 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**2014**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$1.1M**

\$1M low

\$1.2M high

Last Sale

**\$571,675 · Feb 21, 2018**

Est. Owner Equity

**\$1,079,840**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,588 (2025) |
| Assessed Value        | \$240,348      |
| Previous Assessed     | \$229,785      |
| Assessor Market Value | \$686,709      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 0.27                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Concrete                   |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 144 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE       | \$/FT² | LOAN |
|--------------|-------------------|---------------------|-------------|--------|------|
| Jan 30, 2018 | Resale            | Grant Deed          | \$572,000   | \$198  |      |
| Sep 4, 2013  | Resale            | Grant Deed          | \$6,000,000 | \$2072 |      |
| Jun 28, 2013 | Recorded document | Grant Deed          |             |        |      |
| May 20, 2010 | Resale            | Trustees Deed       | \$2,000,000 | \$691  |      |
| 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

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

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

| OWNERSHIP

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