

Single Family Residence **RESIDENTIAL**

2770 TRAIL RIDER DR

RENO, NV 89521

\$1,020,733 TopHap Estimate · \$390 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,617 ft²

LIVING AREA

0.28 ac

LOT SIZE

2015

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1M

\$958K low

\$1.1M high

Last Sale

\$460,009 · Jun 18, 2015

Est. Owner Equity

\$470,733

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$6,361 (2025)
Assessed Value	\$244,492
Previous Assessed	\$231,365
Assessor Market Value	\$698,550

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
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 732 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2023	Financing	Intrafamily Transfer			\$550K
May 9, 2023	Financing	Intrafamily Transfer			
Jul 15, 2019	Resale	Grant Deed	\$700,000	\$267	
Feb 11, 2015	Resale	Bargain And Sale Deed	\$460,009	\$176	\$417K
Sep 4, 2013	Resale	Grant Deed	\$6,000,000	\$2293	
Jun 28, 2013	Recorded document	Grant Deed			
May 20, 2010	Resale	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	0.5 mi
JWood Raw Elementary School	Elementary	KG–5	1.7 mi
Kendyl Depoali Middle School	Middle	6–8	1.9 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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