

Single Family Residence **RESIDENTIAL**

2780 TRAIL RIDER DR

RENO, NV 89521

\$1,299,599 TopHap Estimate · \$425 / ft² · confidence 88 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,060 ft²

LIVING AREA

0.27 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1.3M

\$1.1M low

\$1.5M high

Last Sale

\$1,275,000 · Jul 11, 2025

Est. Owner Equity

\$874,599

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$7,134 (2025)
Assessed Value	\$252,573
Previous Assessed	\$238,143
Assessor Market Value	\$721,637

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

Deck · 128 ft²

Patio · 128 ft²

Porch · 410 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 7, 2025	Resale	Bargain And Sale Deed	\$1,275,000	\$417	\$425K
Oct 11, 2021	Resale	Bargain And Sale Deed	\$963,900	\$315	\$723K
May 28, 2019	Resale	Grant Deed	\$765,000	\$250	
Sep 4, 2013	Resale	Grant Deed	\$6,000,000	\$1961	
Jun 28, 2013	Recorded document	Grant Deed			
May 20, 2010	Resale	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	1.7 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



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

OWNERSHIP

