

Single Family Residence **RESIDENTIAL**

2765 TRAIL RIDER DR

RENO, NV 89521

\$1,042,379 TopHap Estimate · \$398 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,617 ft²
LIVING AREA

0.53 ac
LOT SIZE

2017
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$1M

\$975K low

\$1.1M high

Last Sale

\$514,500 · Jun 15, 2017

Est. Owner Equity

\$547,598

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$6,538 (2025)
Assessed Value	\$233,064
Previous Assessed	\$213,996
Assessor Market Value	\$665,895

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.53
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Shed · 200 ft²

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 4, 2024	Financing	Intrafamily Transfer			
Feb 8, 2017	Resale	Grant Deed	\$514,500	\$197	\$378K
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	0.5 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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