

Single Family Residence **RESIDENTIAL**

2763 TRAIL RIDER CT

RENO, NV 89521

\$1,061,638 TopHap Estimate · \$388 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,734 ft²

LIVING AREA

0.83 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.1M

\$993K low

\$1.1M high

Last Sale

\$501,800 · Apr 7, 2017

Est. Owner Equity

\$685,288

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$6,997 (2025)
Assessed Value	\$239,749
Previous Assessed	\$224,751
Assessor Market Value	\$684,995

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.83
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 19, 2023	Financing	Intrafamily Transfer			
Jun 2, 2023	Financing	Affidavit Of Death Of Joint Tenant			
Feb 17, 2022	Financing	Transfer On Death Deed			
Apr 7, 2017	Resale	Deed	\$501,800	\$184	\$376K
Sep 4, 2013	Resale	Grant Deed	\$6,000,000	\$2195	
Jun 28, 2013	Recorded document	Grant Deed			
May 20, 2010	Non-arms-length	Trustees Deed	\$2,000,000	\$732	
May 18, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Damonte Ranch High School	High	9–12	0.6 mi
JWood Raw Elementary School	Elementary	KG–5	1.7 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	Absentee owner
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