

Single Family Residence **RESIDENTIAL**

# 2765 BULL RIDER DR

RENO, NV 89521

**\$1,002,895** TopHap Estimate · \$391 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,568 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**2007**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$1M**

\$892K low

\$1.1M high

Last Sale

**\$430,183 · Jun 27, 2008**

Est. Owner Equity

**\$730,895**

Loan-to-Value

**29%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,892 (2025) |
| Assessed Value        | \$198,110      |
| Previous Assessed     | \$191,121      |
| Assessor Market Value | \$566,029      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 0.26                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Concrete                   |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 262 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Jun 26, 2008 | Resale | Grant Deed | \$430,500 | \$168  | \$285K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Damonte Ranch High School    | High       | 9–12   | 0.5 mi   |
| Kendyl Depoali Middle School | Middle     | 6–8    | 1.6 mi   |
| JWood Raw Elementary School  | Elementary | KG–5   | 2.0 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|