

Single Family Residence **RESIDENTIAL**

1796 BOULDER RIDGE TRL

RENO, NV 89523

\$1,206,250 TopHap Estimate · \$383 / ft² · confidence 81 · as of Jun 23, 2026



3

BEDS

4

BATHS

3,149 ft²

LIVING AREA

0.83 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$1.2M

\$977K low

\$1.4M high

Last Sale

\$330,000 · May 15, 2006

Est. Owner Equity

\$846,250

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$8,036 (2025)
Assessed Value	\$421,139
Previous Assessed	\$413,968
Assessor Market Value	\$1,203,255

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.83
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Wet bar

Porch · 1,840 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2006	Quitclaim	Quit Claim Transfer			
May 10, 2006	Resale	Grant Deed	\$330,000	\$105	\$200K
Mar 20, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Westergard Elementary School	Elementary	KG–5	1.8 mi
B. D. Billingshurst Middle School	Middle	6–8	1.8 mi
Robert McQueen High School	High	9–12	2.3 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 89523

58 CRIME INDEX	87 AIR POLLUTION	40,260 POPULATION	\$97K MEDIAN IN- COME	46°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.