

Single Family Residence **RESIDENTIAL**

18816 TRINITY RANGE CT

RENO, NV 89508

\$561,022 TopHap Estimate · \$266 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,112 ft²
LIVING AREA

0.22 ac
LOT SIZE

2020
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$561K

\$538K low

\$584K high

Last Sale

\$374,349 · Jul 29, 2020

Est. Owner Equity

\$76,572

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$3,785 (2025)
Assessed Value	\$144,359
Previous Assessed	\$138,157
Assessor Market Value	\$412,454

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 28, 2020	Resale	Bargain And Sale Deed	\$374,349	\$177	\$299K
Nov 19, 2018	Financing	Bargain And Sale Deed			\$8M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cold Springs Middle School	Middle	6–8	0.6 mi
Michael Inskeep Elementary School	Elementary	KG–5	1.6 mi
North Valleys High School	High	9–12	10.0 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 89508

40 CRIME INDEX	88 AIR POLLUTION	14,337 POPULATION	\$91K MEDIAN IN-COME	47°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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