

Single Family Residence **RESIDENTIAL**

18812 TRINITY RANGE CT

RENO, NV 89508

\$526,329 TopHap Estimate · \$266 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,977 ft²

LIVING AREA

0.26 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$526K

\$505K low

\$548K high

Last Sale

\$363,500 · Jun 24, 2020

Est. Owner Equity

\$162,329

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$3,396 (2025)
Assessed Value	\$139,201
Previous Assessed	\$132,832
Assessor Market Value	\$397,717

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 42 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 22, 2021	Financing	Intrafamily Transfer			\$364K
Jun 22, 2020	Resale	Grant Deed	\$363,500	\$184	\$327K
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	9.9 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 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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