

Single Family Residence **RESIDENTIAL**

18804 TRINITY RANGE CT

RENO, NV 89508

\$466,530 TopHap Estimate · \$327 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,428 ft²

LIVING AREA

0.19 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$467K

\$442K low

\$491K high

Last Sale

\$445,000 · Feb 10, 2025

Est. Owner Equity

\$66,030

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$3,399 (2025)
Assessed Value	\$117,092
Previous Assessed	\$110,737
Assessor Market Value	\$334,549

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.19
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
Feb 4, 2025	Resale	Bargain And Sale Deed	\$445,000	\$312	\$401K
Jul 6, 2020	Resale	Bargain And Sale Deed	\$308,152	\$216	\$298K
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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