

Single Family Residence

RESIDENTIAL

18805 TRINITY RANGE CT

RENO, NV 89508

\$472,317 TopHap Estimate · \$301 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,570 ft²

LIVING AREA

0.22 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$472K

\$458K low

\$487K high

Last Sale

\$445,000 · Apr 7, 2023

Est. Owner Equity

\$44,815

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$2,378 (2025)
Assessed Value	\$123,260
Previous Assessed	\$125,011
Assessor Market Value	\$248,393

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 18, 2026	Financing	Mortgage			\$428K
Mar 29, 2023	Resale	Bargain And Sale Deed	\$445,000	\$283	\$432K
Jan 9, 2023	Resale	Bargain And Sale Deed	\$445,000	\$283	
Jul 29, 2020	Recorded document	Grant Deed			
Jul 28, 2020	Recorded document	Grant Deed			
Jul 28, 2020	Resale	Bargain And Sale Deed	\$339,359	\$216	\$305K
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	1.5 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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