

Single Family Residence **RESIDENTIAL**

2640 TRAIL RIDER DR

RENO, NV 89521

\$914,541 TopHap Estimate · \$356 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,568 ft²

LIVING AREA

0.22 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$915K

\$854K low

\$975K high

Last Sale

\$381,000 · Jul 25, 2012

Est. Owner Equity

\$714,541

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$4,754 (2025)
Assessed Value	\$195,412
Previous Assessed	\$188,490
Assessor Market Value	\$558,320

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.22
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 495 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 23, 2012	Resale	Grant Deed	\$381,000	\$148	\$200K
Jun 11, 2007	Resale	Bargain And Sale Deed	\$467,500	\$182	\$291K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Damonte Ranch High School	High	9–12	0.4 mi
Kendyl Depoali Middle School	Middle	6–8	1.7 mi
JWood Raw Elementary School	Elementary	KG–5	1.9 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 89521

67 CRIME INDEX	95 AIR POLLUTION	42,832 POPULATION	\$110K MEDIAN IN-COME	50°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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