

Single Family Residence **RESIDENTIAL**

# 5544 WESTERN RIDER TRL

RENO, NV 89511

**\$1,411,513** TopHap Estimate · \$502 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026

**3**  
BEDS

**4**  
BATHS

**2,811 ft<sup>2</sup>**  
LIVING AREA

**0.15 ac**  
LOT SIZE

**2023**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$1.4M**

\$1.3M low

\$1.6M high

Last Sale

**\$1,449,690 · May 25, 2023**

Est. Owner Equity

**\$1,411,513**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$8,959 (2025)</b> |
| Assessed Value        | <b>\$244,613</b>      |
| Previous Assessed     | <b>\$247,950</b>      |
| Assessor Market Value | <b>\$698,894</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|-----------------------|-------------|--------------------|--------|
| May 23, 2023 | Financing | Deed                  |             |                    |        |
| May 23, 2023 | Resale    | Bargain And Sale Deed | \$1,449,690 | \$516              | \$1.2M |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Huffaker Elementary School   | Elementary | KG–5   | 0.4 mi   |
| Edward L. Pine Middle School | Middle     | 6–8    | 1.1 mi   |
| Reno High School             | High       | 9–12   | 3.7 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 89511**

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>30,600</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>42°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|