

Single Family Residence **RESIDENTIAL**

2340 TRAIL RIDGE CT

RENO, NV 89523

\$1,454,503 TopHap Estimate · \$342 / ft² · confidence 87 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,256 ft²
LIVING AREA

0.23 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$1.5M

\$1.3M low

\$1.6M high

Last Sale

\$712,500 · Aug 22, 2017

Est. Owner Equity

\$1,454,503

TAX & ASSESSMENT

Property Tax	\$6,809 (2025)
Assessed Value	\$343,680
Previous Assessed	\$341,549
Assessor Market Value	\$981,940

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.23
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Deck · 96 ft² Patio · 96 ft² Porch · 906 ft² Security alarm

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 12, 2019	Quitclaim	Quit Claim Transfer			
Aug 17, 2017	Resale	Grant Deed	\$712,500	\$167	
Feb 6, 2017	Non-arms-length	Trustees Deed	\$676,200	\$159	
Nov 21, 2005	Resale	Grant Deed	\$1,086,000	\$255	\$814K
Nov 21, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Westergard Elementary School	Elementary	KG–5	2.0 mi
B. D. Billingshurst Middle School	Middle	6–8	2.1 mi
Robert McQueen High School	High	9–12	2.3 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 89523

58 CRIME INDEX	87 AIR POLLUTION	40,260 POPULATION	\$97K MEDIAN IN-COME	46°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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