

Single Family Residence **RESIDENTIAL**

2380 TRAIL RIDGE CT

RENO, NV 89523

\$1,343,864 TopHap Estimate · \$362 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

5

BATHS

3,708 ft²

LIVING AREA

0.26 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1.3M

\$1.3M low

\$1.4M high

Last Sale

\$995,000 · Aug 25, 2005

Est. Owner Equity

\$943,864

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$6,314 (2025)
Assessed Value	\$309,485
Previous Assessed	\$307,918
Assessor Market Value	\$884,240

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.26
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Balcony

Patio · 216 ft²

Porch · 874 ft²

Security alarm

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 22, 2007	Quitclaim	Quit Claim Transfer			
Sep 22, 2005	Quitclaim	Quit Claim Transfer			
Aug 25, 2005	Resale	Grant Deed	\$995,000	\$268	\$400K

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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