

Single Family Residence

RESIDENTIAL

3449 RIDGECREST DR

RENO, NV 89512

\$496,075 TopHap Estimate · \$350 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,418 ft²

LIVING AREA

0.21 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$496K

\$457K low

\$535K high

Last Sale

\$477,875 · May 6, 2024

Est. Owner Equity

\$96,075

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$2,113 (2025)
Assessed Value	\$94,710
Previous Assessed	\$84,734
Assessor Market Value	\$270,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.21
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Deck · 192 ft²

Patio · 192 ft²

Porch · 48 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 7, 2024	Financing	Re-Recorded Document			
Feb 22, 2024	Resale	Assignment Of Agreement Of Sale	\$375,000	\$264	
Mar 7, 2024	Resale	Bargain And Sale Deed	\$375,000	\$264	\$400K
Jan 23, 2024	Resale	Land Contract	\$380,000	\$268	\$380K
Aug 12, 2022	Financing	Intrafamily Transfer			\$206K
Jun 24, 2016	Quitclaim	Quit Claim Transfer	\$120,000	\$85	
Oct 9, 2013	Resale	Grant Deed	\$185,000	\$130	
Apr 11, 2006	Resale	Grant Deed	\$339,500	\$239	\$68K
Jul 30, 2001	Financing	Grant Deed			\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Procter R. Hug High School	High	9–12	0.7 mi
Fred W. Traner Middle School	Middle	6–8	1.4 mi
Bernice Mathews Elementary School	Elementary	KG–5	1.4 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 89512

127 CRIME INDEX	95 AIR POLLUTION	32,983 POPULATION	\$47K MEDIAN IN-COME	51°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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