

Single Family Residence **RESIDENTIAL**

1174 UNIVERSITY RIDGE DR

RENO, NV 89512

\$607,638 TopHap Estimate · \$319 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,906 ft²
LIVING AREA

0.24 ac
LOT SIZE

2000
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$608K

\$579K low

\$637K high

Last Sale

\$315,000 · May 12, 2015

Est. Owner Equity

\$298,344

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$2,911 (2025)
Assessed Value	\$121,534
Previous Assessed	\$119,910
Assessor Market Value	\$347,242

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.24
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 146 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 9, 2015	Resale	Bargain And Sale Deed	\$315,000	\$165	\$309K
Nov 7, 2012	Resale	Grant Deed	\$237,000	\$124	
Sep 23, 2010	Resale	Bargain And Sale Deed	\$230,000	\$121	\$198K
Aug 6, 2008	Resale	Grant Deed	\$293,000	\$154	
Mar 5, 2008	Resale	Grant Deed	\$293,000	\$154	\$234K
Dec 10, 2007	Non-arms-length	Trustees Deed	\$281,250	\$148	
Nov 30, 2005	Quitclaim	Quit Claim Transfer			\$326K
Aug 13, 2004	Resale	Grant Deed	\$370,000	\$194	\$296K
May 18, 2004	Quitclaim	Quit Claim Transfer			
May 24, 2004	Non-arms-length	Grant Deed	\$375,000	\$197	\$272K
Apr 16, 2003	Non-arms-length	Grant Deed	\$250,000	\$131	

Apr 16, 2003	Non-arms-length	Grant Deed	\$250,000	\$131	\$175K
Jan 31, 2002	Financing	Grant Deed			\$172K
Jul 6, 2000	Resale	Grant Deed	\$186,500	\$98	\$149K
Mar 29, 2000	Financing	Grant Deed			\$297K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peavine Elementary School	Elementary	KG–5	1.6 mi
Archie Clayton Middle School	Middle	6–8	2.4 mi
Robert McQueen High School	High	9–12	4.2 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.