

Single Family Residence **RESIDENTIAL**

2281 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$508,422 TopHap Estimate · \$289 / ft² · confidence 88 · as of Jun 23, 2026



3

BEDS

3

BATHS

1,760 ft²

LIVING AREA

3,660 ft²

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$508K

\$447K low

\$569K high

Last Sale

\$250,000 · Dec 18, 2014

Est. Owner Equity

\$336,082

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$2,708 (2025)
Assessed Value	\$103,789
Previous Assessed	\$97,304
Assessor Market Value	\$296,539

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.08
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 252 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 11, 2014	Resale	Bargain And Sale Deed	\$250,000	\$142	\$213K
Dec 17, 2014	Quitclaim	Quit Claim Transfer			
Dec 17, 2014	Quitclaim	Quit Claim Transfer			
Jan 4, 2013	Quitclaim	Quit Claim Transfer			
Dec 19, 2012	Quitclaim	Quit Claim Transfer			
Feb 17, 2006	Resale	Grant Deed	\$358,000	\$203	\$258K
Jun 13, 2003	Resale	Grant Deed	\$204,100	\$116	\$110K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert McQueen High School	High	9–12	0.3 mi
Rollan D. Melton Elementary School	Elementary	KG–5	0.8 mi
B. D. Billingshurst Middle School	Middle	6–8	1.3 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	Absentee owner
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