

Single Family Residence **RESIDENTIAL**

2116 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$578,399 TopHap Estimate · \$329 / ft² · confidence 88 · as of Jun 23, 2026



3

BEDS

3

BATHS

1,760 ft²

LIVING AREA

4,252 ft²

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$578K

\$509K low

\$648K high

Last Sale

\$316,000 · May 11, 2017

Est. Owner Equity

\$422,499

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$3,124 (2025)
Assessed Value	\$105,462
Previous Assessed	\$98,952
Assessor Market Value	\$301,318

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.10
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Deck · 108 ft²

Patio · 108 ft²

Porch · 270 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 11, 2017	Quitclaim	Quit Claim Transfer			
Apr 25, 2017	Resale	Bargain And Sale Deed	\$316,000	\$180	\$156K
Jun 7, 2007	Resale	Bargain And Sale Deed	\$315,000	\$179	\$252K
Aug 11, 2004	Resale	Grant Deed	\$268,000	\$152	\$255K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert McQueen High School	High	9–12	0.2 mi
Rollan D. Melton Elementary School	Elementary	KG–5	1.0 mi
B. D. Billingshurst Middle School	Middle	6–8	1.2 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 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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