

Single Family Residence **RESIDENTIAL**

2249 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$534,838 TopHap Estimate · \$352 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,520 ft²
LIVING AREA

3,600 ft²
LOT SIZE

2002
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$535K

\$522K low

\$548K high

Last Sale

\$327,500 · Nov 29, 2017

Est. Owner Equity

\$151,838

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$2,586 (2025)
Assessed Value	\$98,110
Previous Assessed	\$91,612
Assessor Market Value	\$280,312

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 · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 26, 2019	Financing	Intrafamily Transfer			\$308K
Oct 25, 2017	Resale	Bargain And Sale Deed	\$327,500	\$215	\$262K
Oct 16, 2015	Resale	Grant Deed	\$265,000	\$174	\$212K
Feb 14, 2010	Financing	Bargain And Sale Deed			\$184K
Feb 22, 2007	Quitclaim	Quit Claim Transfer			
Feb 22, 2007	Resale	Bargain And Sale Deed	\$310,000	\$204	\$248K
Apr 25, 2003	Resale	Grant Deed	\$187,650	\$123	\$135K

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. Billinghurst 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.

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 NEIGHBORHOOD · ZIP 89523

58

CRIME INDEX

87

AIR POLLUTION

40,260

POPULATION

\$97K

MEDIAN IN-COME

46°F

AVG TEMP

79%

SUNSHINE

Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy

Owner occupied