

Single Family Residence **RESIDENTIAL**

2340 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$538,733 TopHap Estimate · \$306 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,760 ft²
LIVING AREA

0.11 ac
LOT SIZE

2003
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$539K

\$509K low

\$569K high

Last Sale

\$470,000 · May 18, 2021

Est. Owner Equity

\$192,983

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$3,557 (2025)
Assessed Value	\$104,451
Previous Assessed	\$97,977
Assessor Market Value	\$298,430

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.11
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Garage	Garage, Built-in
Pool	No

Porch · 252 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 21, 2021	Quitclaim	Quit Claim Transfer			
May 17, 2021	Resale	Bargain And Sale Deed	\$470,000	\$267	\$346K
May 9, 2017	Quitclaim	Quit Claim Transfer			
May 3, 2017	Resale	Bargain And Sale Deed	\$315,000	\$179	\$308K
May 3, 2007	Quitclaim	Quit Claim Transfer			
May 14, 2007	Quitclaim	Quit Claim Transfer			
May 3, 2007	Quitclaim	Quit Claim Transfer			
May 1, 2007	Resale	Grant Deed	\$305,000	\$173	\$244K
Mar 29, 2004	Quitclaim	Quit Claim Transfer			\$198K
Jul 25, 2003	Resale	Grant Deed	\$204,270	\$116	\$194K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert McQueen High School	High	9–12	0.3 mi
Rollan D. Melton Elementary School	Elementary	KG–5	0.7 mi
B. D. Billingshurst Middle School	Middle	6–8	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 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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