

Single Family Residence **RESIDENTIAL**

2226 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$500,471 TopHap Estimate · \$401 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,248 ft²

LIVING AREA

0.11 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$500K

\$473K low

\$528K high

Last Sale

\$298,000 · Jun 28, 2007

Est. Owner Equity

\$153,544

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$2,973 (2025)
Assessed Value	\$90,778
Previous Assessed	\$84,069
Assessor Market Value	\$259,363

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
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 48 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2021	Financing	Intrafamily Transfer			\$338K
Jun 14, 2007	Resale	Grant Deed	\$298,000	\$239	\$298K
Mar 21, 2005	Non-arms-length	Grant Deed	\$81,000	\$65	
Aug 19, 2004	Non-arms-length	Grant Deed	\$263,000	\$211	\$176K
Apr 12, 2004	Non-arms-length	Grant Deed	\$190,000	\$152	\$179K
Apr 10, 2003	Non-arms-length	Grant Deed	\$168,000	\$135	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert McQueen High School	High	9–12	0.3 mi
Rollan D. Melton Elementary School	Elementary	KG–5	0.9 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	Owner occupied
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