

Single Family Residence **RESIDENTIAL**

# 1975 ANGEL RIDGE DR

RENO, NV 89521

**\$659,220** TopHap Estimate · \$355 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,855 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**2014**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$659K**

**\$637K low**

**\$682K high**

Last Sale

**\$270,000 · Mar 28, 2014**

Est. Owner Equity

**\$659,220**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,194 (2026) |
| Assessed Value        | \$138,119      |
| Previous Assessed     | \$143,299      |
| Assessor Market Value | \$296,212      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | WASHOE                           |
| Lot (acres)   | 0.13                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Concrete                         |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Porch · 72 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN |
|--------------|-----------|---------------------|-----------|--------|------|
| Jun 23, 2026 | Quitclaim | Quit Claim Transfer |           |        |      |
| Feb 6, 2014  | Resale    | Grant Deed          | \$270,100 | \$146  |      |
| Oct 3, 2012  | Resale    | Grant Deed          | \$223,500 | \$120  |      |
| Mar 31, 2008 | Quitclaim | Quit Claim Transfer |           |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Kendyl Depoali Middle School      | Middle     | 6–8    | 0.3 mi   |
| Nick Poulakidas Elementary School | Elementary | KG–5   | 0.6 mi   |
| Damonte Ranch High School         | High       | 9–12   | 2.2 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 89521

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>42,832</b><br>POPULATION | <b>\$110K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|