

Single Family Residence **RESIDENTIAL**

# 1121 UNIVERSITY RIDGE DR

RENO, NV 89512

**\$870,998** TopHap Estimate · \$544 / ft² · confidence 88 · as of Jun 23, 2026



**3**

BEDS

**2**

BATHS

**1,600 ft²**

LIVING AREA

**0.4 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

**6**

PARKING

## VALUATION

**\$871K**

\$766K low

\$976K high

Est. Owner Equity

**\$695,998**

Loan-to-Value

**20%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,087 (2025) |
| Assessed Value        | \$155,181      |
| Previous Assessed     | \$154,289      |
| Assessor Market Value | \$443,372      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.40                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Concrete                |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Mixed                   |
| Pool          | No                      |

Porch · 1,257 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE    | \$/FT² | LOAN   |
|--------------|-----------|---------------------|----------|--------|--------|
| Jul 16, 2004 | Quitclaim | Quit Claim Transfer |          |        | \$250K |
| Dec 20, 2001 | Quitclaim | Quit Claim Transfer |          |        |        |
| Mar 5, 2001  | Resale    | Grant Deed          | \$21,000 | \$13   |        |
| Apr 3, 2000  | Resale    | Grant Deed          | \$33,000 | \$21   |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Peavine Elementary School    | Elementary | KG–5   | 1.7 mi   |
| Archie Clayton Middle School | Middle     | 6–8    | 2.5 mi   |
| Robert McQueen High School   | High       | 9–12   | 4.3 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 89512

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>127</div> <div>CRIME INDEX</div> | <div>95</div> <div>AIR POLLUTION</div> | <div>32,983</div> <div>POPULATION</div> | <div>\$47K</div> <div>MEDIAN IN-COME</div> | <div>51°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|