

Single Family Residence **RESIDENTIAL**

1094 UNIVERSITY RIDGE DR

RENO, NV 89512

\$678,713 TopHap Estimate · \$446 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,522 ft²

LIVING AREA

0.27 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$679K

\$630K low

\$728K high

Last Sale

\$500,000 · Jul 27, 2018

Est. Owner Equity

\$206,713

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$3,724 (2025)
Assessed Value	\$134,635
Previous Assessed	\$132,636
Assessor Market Value	\$384,673

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.27
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 194 ft²

Patio · 674 ft²

Porch · 57 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 7, 2021	Financing	Intrafamily Transfer			
Jul 24, 2018	Resale	Bargain And Sale Deed	\$500,000	\$329	\$400K
Jul 19, 2012	Resale	Grant Deed	\$260,000	\$171	\$208K
Jul 31, 2012	Recorded document	Grant Deed			
Aug 11, 2008	Resale	Bargain And Sale Deed	\$295,000	\$194	\$236K
May 7, 2008	Non-arms-length	Trustees Deed	\$288,658	\$190	
Jun 26, 2006	Resale	Grant Deed	\$495,500	\$326	\$396K
Jan 7, 2005	Resale	Grant Deed	\$465,000	\$306	\$123K
Apr 3, 2003	Quitclaim	Quit Claim Transfer			
Apr 3, 2003	Quitclaim	Quit Claim Transfer			
Oct 29, 2002	Financing	Grant Deed			\$142K
May 14, 1999	Resale	Grant Deed	\$237,000	\$156	\$150K
Jul 28, 1998	Resale	Grant Deed	\$29,500	\$19	

Apr 13, 1998 Financing Grant Deed \$96K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peavine Elementary School	Elementary	KG–5	1.7 mi
Archie Clayton Middle School	Middle	6–8	2.4 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

127 CRIME INDEX	95 AIR POLLUTION	32,983 POPULATION	\$47K MEDIAN IN-COME	51°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy Owner occupied