

Single Family Residence

**RESIDENTIAL**

# 1090 PINE RIDGE DR

RENO, NV 89509

**\$776,082** TopHap Estimate · \$367 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,112 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1964**

YEAR BUILT

**2**

STORIES

**3**

PARKING

## VALUATION

**\$776K**

\$725K low

\$827K high

Last Sale

**\$390,000 · May 11, 2017**

Est. Owner Equity

**\$328,082**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,947 (2025) |
| Assessed Value        | \$100,643      |
| Previous Assessed     | \$98,003       |
| Assessor Market Value | \$287,552      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Washoe                  |
| Lot (acres)   | 0.22                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

Porch · 248 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| May 8, 2017  | Resale            | Bargain And Sale Deed | \$390,000 | \$185  | \$351K |
| Feb 27, 2008 | Recorded document | Grant Deed            |           |        |        |
| Jun 6, 2007  | Quitclaim         | Quit Claim Transfer   |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Jessie Beck Elementary School  | Elementary | KG–5   | 0.2 mi   |
| Reno High School               | High       | 9–12   | 1.1 mi   |
| Darrell C. Swope Middle School | Middle     | 6–8    | 1.2 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 89509

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>103</div> <div>CRIME INDEX</div> | <div>94</div> <div>AIR POLLUTION</div> | <div>36,556</div> <div>POPULATION</div> | <div>\$89K</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 |
|-----------|----------------|