

Single Family Residence **RESIDENTIAL**

870 UNIVERSITY RIDGE DR

RENO, NV 89512

\$588,829 TopHap Estimate · \$361 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,631 ft²

LIVING AREA

0.44 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$589K

\$546K low

\$632K high

Est. Owner Equity

\$588,829

TAX & ASSESSMENT

Property Tax	\$3,501 (2025)
Assessed Value	\$106,283
Previous Assessed	\$103,045
Assessor Market Value	\$303,666

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.44
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 458 ft²

Patio · 328 ft²

Porch · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 17, 2025	Financing	Intrafamily Transfer			
Jun 3, 2022	Financing	Public Action			
Sep 20, 2018	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peavine Elementary School	Elementary	KG–5	1.5 mi
Archie Clayton Middle School	Middle	6–8	2.2 mi
Robert McQueen High School	High	9–12	4.0 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
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