

Single Family Residence **RESIDENTIAL**

1985 ANGEL RIDGE DR

RENO, NV 89521

\$867,918 TopHap Estimate · \$295 / ft² · confidence 93 · as of Jun 23, 2026



4

BEDS

3

BATHS

2,938 ft²

LIVING AREA

0.13 ac

LOT SIZE

2014

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$868K

\$807K low

\$929K high

Est. Owner Equity

\$504,918

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$6,438 (2025)
Assessed Value	\$177,291
Previous Assessed	\$171,461
Assessor Market Value	\$506,545

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.13
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Porch · 354 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 8, 2021	Financing	Intrafamily Transfer			
Dec 8, 2021	Financing	Intrafamily Transfer			
Dec 8, 2021	Financing	Bargain And Sale Deed			
Dec 8, 2021	Financing	Intrafamily Transfer			\$363K
Apr 3, 2018	Recorded document	Grant Deed			
Nov 9, 2017	Quitclaim	Quit Claim Transfer			\$385K
Nov 9, 2017	Quitclaim	Quit Claim Transfer			
Jun 20, 2016	Resale	Grant Deed	\$434,000	\$148	\$390K
Jun 28, 2016	Quitclaim	Quit Claim Transfer			
Apr 17, 2014	Quitclaim	Quit Claim Transfer			
Apr 14, 2014	Resale	Bargain And Sale Deed	\$330,000	\$112	\$324K

Oct 3, 2012	Resale	Grant Deed	\$223,500	\$76
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

67 CRIME INDEX	95 AIR POLLUTION	42,832 POPULATION	\$110K MEDIAN IN-COME	50°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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