

Single Family Residence

RESIDENTIAL

2085 ANGEL RIDGE DR

RENO, NV 89521

\$781,242 TopHap Estimate · \$262 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,981 ft²

LIVING AREA

0.12 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$781K

\$766K low

\$797K high

Last Sale

\$420,000 · Sep 8, 2016

Est. Owner Equity

\$256,242

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$4,927 (2025)
Assessed Value	\$165,426
Previous Assessed	\$159,962
Assessor Market Value	\$472,645

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.12
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Porch · 68 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 24, 2016	Resale	Grant Deed	\$420,000	\$141	\$362K
Jan 28, 2012	Quitclaim	Quit Claim Transfer			
Jan 28, 2012	Quitclaim	Quit Claim Transfer			
Jan 29, 2012	Financing	Intrafamily Transfer			
Oct 2, 2011	Quitclaim	Quit Claim Transfer	\$260,000	\$87	
Mar 13, 2008	Quitclaim	Quit Claim Transfer			
Mar 3, 2008	Quitclaim	Quit Claim Transfer			
Jan 30, 2008	Quitclaim	Quit Claim Transfer			\$274K
Jan 30, 2008	Resale	Grant Deed	\$343,000	\$115	
Jan 30, 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	0.5 mi
Damonte Ranch High School	High	9–12	2.1 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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