

Single Family Residence **RESIDENTIAL**

# 2045 ANGEL RIDGE DR

RENO, NV 89521

**\$733,500** TopHap Estimate · \$271 / ft² · confidence 97 · as of Jul 14, 2026



**5**  
BEDS

**3**  
BATHS

**2,710 ft²**  
LIVING AREA

**0.12 ac**  
LOT SIZE

**2012**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$734K**

\$715K low

\$752K high

Last Sale

**\$251,500 · Jul 27, 2012**

Est. Owner Equity

**\$295,500**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,705 (2025) |
| Assessed Value        | \$162,550      |
| Previous Assessed     | \$157,207      |
| Assessor Market Value | \$464,429      |

## 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                        |
| Garage        | Garage, Built-in           |
| Pool          | No                         |

Porch · 74 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Aug 19, 2016 | Financing | Intrafamily Transfer |           |        | \$230K |
| Jul 20, 2012 | Resale    | Grant Deed           | \$251,500 | \$93   | \$246K |
| Feb 14, 2012 | Resale    | Grant Deed           | \$390,000 | \$144  |        |
| 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   | 0.5 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>42,832</b><br>POPULATION | <b>\$110K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|