

Single Family Residence **RESIDENTIAL**

2040 ANGEL RIDGE DR

RENO, NV 89521

\$668,207 TopHap Estimate · \$350 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,910 ft²

LIVING AREA

0.12 ac

LOT SIZE

2012

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$668K

\$643K low

\$693K high

Last Sale

\$435,000 · Apr 6, 2020

Est. Owner Equity

\$326,207

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$3,599 (2025)
Assessed Value	\$145,818
Previous Assessed	\$139,626
Assessor Market Value	\$416,622

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, Attached
Pool	No

Porch · 78 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 2, 2020	Resale	Bargain And Sale Deed	\$435,000	\$228	\$348K
Apr 6, 2016	Quitclaim	Quit Claim Transfer			
Dec 7, 2015	Resale	Bargain And Sale Deed	\$320,000	\$168	\$283K
Jul 20, 2012	Resale	Bargain And Sale Deed	\$218,500	\$114	\$223K
Feb 14, 2012	Resale	Grant Deed	\$390,000	\$204	
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

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	Owner occupied
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