

Single Family Residence **RESIDENTIAL**

2050 ANGEL RIDGE DR

RENO, NV 89521

\$767,279 TopHap Estimate · \$283 / ft² · confidence 95 · 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

\$767K

\$727K low

\$808K high

Last Sale

\$261,329 · Aug 31, 2012

Est. Owner Equity

\$524,279

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$4,791 (2025)
Assessed Value	\$168,692
Previous Assessed	\$162,719
Assessor Market Value	\$481,978

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 · 496 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 17, 2012	Resale	Bargain And Sale Deed	\$261,500	\$96	\$253K
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

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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