

Single Family Residence **RESIDENTIAL**

1084 UNIVERSITY RIDGE DR

RENO, NV 89512

\$712,649 TopHap Estimate · \$365 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,952 ft²

LIVING AREA

0.26 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$713K

\$666K low

\$760K high

Last Sale

\$449,000 · Nov 29, 2016

Est. Owner Equity

\$407,649

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$4,162 (2025)
Assessed Value	\$151,933
Previous Assessed	\$149,962
Assessor Market Value	\$434,094

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.26
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 464 ft²

Porch · 666 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 29, 2016	Resale	Bargain And Sale Deed	\$449,000	\$230	\$305K
Sep 10, 2012	Resale	Bargain And Sale Deed	\$241,000	\$123	\$193K
Jun 28, 2012	Non-arms-length	Deed In Lieu Of Foreclosure	\$366,503	\$188	
Nov 18, 2010	Recorded document	Affidavit Of Death			
Sep 16, 1998	Resale	Grant Deed	\$276,000	\$141	\$218K
Apr 13, 1998	Financing	Grant Deed			\$96K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peavine Elementary School	Elementary	KG–5	1.7 mi
Archie Clayton Middle School	Middle	6–8	2.4 mi
Robert McQueen High School	High	9–12	4.2 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 89512



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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------