

Single Family Residence

RESIDENTIAL

2349 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$500,409 TopHap Estimate · \$401 / ft² · confidence 92 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,248 ft²

LIVING AREA

4,112 ft²

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$500K

\$460K low

\$540K high

Last Sale

\$226,000 · Jun 26, 2015

Est. Owner Equity

\$332,994

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$2,982 (2025)
Assessed Value	\$91,242
Previous Assessed	\$84,479
Assessor Market Value	\$260,689

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.09
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 84 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 22, 2015	Resale	Bargain And Sale Deed	\$226,000	\$181	\$170K
Oct 22, 2008	Quitclaim	Quit Claim Transfer			
Jun 8, 2004	Quitclaim	Quit Claim Transfer			
Sep 30, 2003	Resale	Grant Deed	\$211,010	\$169	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert McQueen High School	High	9–12	0.3 mi
Rollan D. Melton Elementary School	Elementary	KG–5	0.7 mi
B. D. Billingshurst Middle School	Middle	6–8	1.3 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 89523

58 CRIME INDEX	87 AIR POLLUTION	40,260 POPULATION	\$97K MEDIAN IN-COME	46°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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