

Single Family Residence **RESIDENTIAL**

2381 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$590,297 TopHap Estimate · \$300 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,966 ft²
LIVING AREA

3,762 ft²
LOT SIZE

2003
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$590K

\$559K low

\$622K high

Last Sale

\$249,480 · Oct 29, 2003

Est. Owner Equity

\$390,747

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$3,208 (2025)
Assessed Value	\$110,342
Previous Assessed	\$103,729
Assessor Market Value	\$315,261

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, Built-in
Pool	No

Deck · 84 ft²

Patio · 84 ft²

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 4, 2004	Quitclaim	Quit Claim Transfer			
Aug 4, 2004	Quitclaim	Quit Claim Transfer			
Oct 29, 2003	Resale	Grant Deed	\$249,480	\$127	\$200K

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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