

Single Family Residence **RESIDENTIAL**

2389 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$564,534 TopHap Estimate · \$321 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,760 ft²
LIVING AREA

3,763 ft²
LOT SIZE

2003
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$565K

\$540K low

\$589K high

Last Sale

\$475,000 · Sep 16, 2021

Est. Owner Equity

\$90,638

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$3,661 (2025)
Assessed Value	\$106,701
Previous Assessed	\$100,225
Assessor Market Value	\$304,859

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 · 108 ft²

Patio · 108 ft²

Porch · 252 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 15, 2021	Resale	Bargain And Sale Deed	\$475,000	\$270	\$466K
Nov 21, 2003	Resale	Grant Deed	\$237,240	\$135	\$190K

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	Owner occupied
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