

Single Family Residence

RESIDENTIAL

2800 SAGE RIDGE DR

RENO, NV 89509

\$754,253 TopHap Estimate · \$326 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,314 ft²

LIVING AREA

0.19 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$754K

\$718K low

\$791K high

Last Sale

\$490,000 · Dec 21, 2018

Est. Owner Equity

\$203,953

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$4,416 (2025)
Assessed Value	\$142,739
Previous Assessed	\$141,308
Assessor Market Value	\$407,824

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.20
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Garage	Garage, Built-in
Pool	No

Porch · 568 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 11, 2018	Resale	Grant Deed	\$490,000	\$212	\$453K
May 18, 2012	Resale	Grant Deed	\$275,000	\$119	\$261K
Nov 1, 2002	Non-arms-length	Grant Deed	\$244,000	\$105	\$172K
Jun 26, 1998	Resale	Grant Deed	\$239,000	\$103	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caughlin Ranch Elementary School	Elementary	KG–5	1.2 mi
Darrell C. Swope Middle School	Middle	6–8	2.4 mi
Reno High School	High	9–12	2.8 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 89509

103 CRIME INDEX	94 AIR POLLUTION	36,556 POPULATION	\$89K MEDIAN IN-COME	51°F AVG TEMP	79% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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