

Single Family Residence **RESIDENTIAL**

2181 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$606,932 TopHap Estimate · \$309 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,966 ft²
LIVING AREA

0.14 ac
LOT SIZE

2002
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$607K

\$595K low

\$619K high

Last Sale

\$348,000 · Mar 11, 2008

Est. Owner Equity

\$295,417

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$3,716 (2025)
Assessed Value	\$106,521
Previous Assessed	\$100,316
Assessor Market Value	\$304,345

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.14
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 258 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 7, 2014	Financing	Intrafamily Transfer			\$312K
Jan 29, 2008	Recorded document	Grant Deed			
Jan 3, 2008	Resale	Bargain And Sale Deed	\$348,000	\$177	\$343K
Aug 28, 2003	Quitclaim	Quit Claim Transfer			\$186K
Feb 7, 2003	Resale	Grant Deed	\$187,370	\$95	\$182K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert McQueen High School	High	9–12	0.2 mi
Rollan D. Melton Elementary School	Elementary	KG–5	0.9 mi
B. D. Billinghurst Middle School	Middle	6–8	1.2 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 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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