

Single Family Residence **RESIDENTIAL**

2308 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$504,094 TopHap Estimate · \$332 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,520 ft²
LIVING AREA

0.11 ac
LOT SIZE

2003
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$504K

\$472K low

\$536K high

Last Sale

\$165,000 · Dec 28, 2012

Est. Owner Equity

\$342,094

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$3,317 (2025)
Assessed Value	\$98,889
Previous Assessed	\$92,363
Assessor Market Value	\$282,539

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.10
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 27, 2022	Financing	Intrafamily Transfer			\$162K
Jan 3, 2013	Quitclaim	Quit Claim Transfer			
Jan 3, 2013	Quitclaim	Quit Claim Transfer			
Dec 21, 2012	Resale	Grant Deed	\$165,000	\$109	\$162K
Jun 22, 2011	Quitclaim	Quit Claim Transfer			
Feb 8, 2005	Quitclaim	Quit Claim Transfer			\$220K
Jan 20, 2004	Resale	Grant Deed	\$237,900	\$157	\$190K
Jun 30, 2003	Resale	Grant Deed	\$193,610	\$127	\$155K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert McQueen High School	High	9–12	0.3 mi
Rollan D. Melton Elementary School	Elementary	KG–5	0.8 mi

B. D. Billingshurst Middle School	Middle	6–8	1.4 mi
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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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