

Single Family Residence

RESIDENTIAL

2356 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$559,951 TopHap Estimate · \$318 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

3

BATHS

1,760 ft²

LIVING AREA

0.11 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$560K

\$534K low

\$586K high

Last Sale

\$489,999 · Feb 16, 2023

Est. Owner Equity

\$167,952

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$2,778 (2025)
Assessed Value	\$106,227
Previous Assessed	\$99,761
Assessor Market Value	\$303,503

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.11
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 252 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 15, 2023	Resale	Bargain And Sale Deed	\$489,999	\$278	\$392K
Oct 15, 2019	Quitclaim	Quit Claim Transfer			
Jun 13, 2013	Recorded document	Affidavit Of Death			
Jun 13, 2013	Quitclaim	Quit Claim Transfer			
Aug 22, 2003	Resale	Grant Deed	\$233,880	\$133	\$75K

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	1.4 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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