

Single Family Residence **RESIDENTIAL**

2372 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$625,000 TopHap Estimate · \$318 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,966 ft²

LIVING AREA

0.1 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$625K

\$592K low

\$658K high

Last Sale

\$575,000 · Sep 26, 2022

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$3,794 (2025)
Assessed Value	\$110,165
Previous Assessed	\$103,570
Assessor Market Value	\$314,756

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
Sep 23, 2022	Financing	Intrafamily Transfer			\$546K
Sep 6, 2022	Resale	Bargain And Sale Deed	\$575,000	\$292	
Aug 1, 2013	Financing	Intrafamily Transfer			\$135K
Feb 25, 2013	Resale	Grant Deed	\$180,500	\$92	
Sep 3, 2003	Resale	Grant Deed	\$217,450	\$111	\$174K

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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