

Single Family Residence **RESIDENTIAL**

2380 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$566,932 TopHap Estimate · \$322 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,760 ft²
LIVING AREA

0.1 ac
LOT SIZE

2003
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$567K

\$535K low

\$599K high

Last Sale

\$222,170 · Sep 8, 2003

Est. Owner Equity

\$566,932

TAX & ASSESSMENT

Property Tax	\$2,788 (2025)
Assessed Value	\$106,373
Previous Assessed	\$99,875
Assessor Market Value	\$303,921

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

Deck · 108 ft²

Patio · 108 ft²

Porch · 234 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 23, 2021	Financing	Intrafamily Transfer			\$207K
Sep 8, 2003	Resale	Grant Deed	\$222,170	\$126	
Sep 8, 2003	Resale	Grant Deed	\$222,170	\$126	\$178K

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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