

Single Family Residence **RESIDENTIAL**

# 3417 RIDGECREST DR

RENO, NV 89512

**\$459,647** TopHap Estimate · \$273 / ft² · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**1,683 ft²**  
LIVING AREA

**0.27 ac**  
LOT SIZE

**1985**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$460K**

\$436K low

\$483K high

Last Sale

**\$154,000 · Apr 29, 1998**

Est. Owner Equity

**\$309,647**

Loan-to-Value

**33%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,002 (2025) |
| Assessed Value        | \$87,010       |
| Previous Assessed     | \$76,365       |
| Assessor Market Value | \$248,600      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.27                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 360 ft²

Patio · 200 ft²

Porch · 48 ft²

## CLIMATE RISK

|            |                |            |            |               |
|------------|----------------|------------|------------|---------------|
| 1<br>FLOOD | 29<br>WILDFIRE | 55<br>HEAT | 6<br>STORM | 27<br>DROUGHT |
|------------|----------------|------------|------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Apr 29, 1998 | Resale | Grant Deed | \$154,000 | \$92   | \$116K |
| Oct 28, 1994 | Resale | Grant Deed | \$145,000 | \$86   | \$131K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Procter R. Hug High School        | High       | 9–12   | 0.7 mi   |
| Bernice Mathews Elementary School | Elementary | KG–5   | 1.3 mi   |
| Fred W. Traner 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 89512

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>127</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>32,983</b><br>POPULATION | <b>\$47K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|