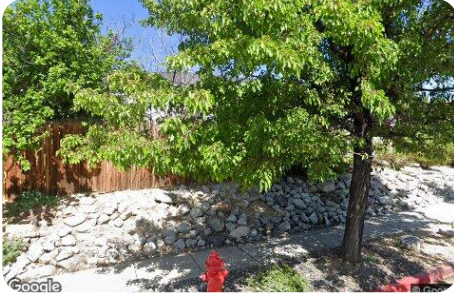


Single Family Residence **RESIDENTIAL**

5910 SAPPHIRE RIDGE CT

RENO, NV 89523

\$508,327 TopHap Estimate · \$407 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,248 ft²
LIVING AREA

0.16 ac
LOT SIZE

2002
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$508K

\$478K low

\$538K high

Last Sale

\$172,720 · Dec 31, 2002

Est. Owner Equity

\$174,327

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$3,035 (2025)
Assessed Value	\$92,293
Previous Assessed	\$85,647
Assessor Market Value	\$263,693

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.16
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 48 ft²

CLIMATE RISK

41 FLOOD	59 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 28, 2009	Quitclaim	Quit Claim Transfer			
Sep 22, 2009	Quitclaim	Quit Claim Transfer			\$124K
Dec 31, 2002	Resale	Grant Deed	\$172,720	\$138	\$158K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert McQueen High School	High	9–12	0.2 mi
Rollan D. Melton Elementary School	Elementary	KG–5	1.0 mi

B. D. Billingshurst Middle School	Middle	6–8	1.2 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	Absentee owner
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