

Single Family Residence **RESIDENTIAL**

2205 SADDLE RIDGE CT

RENO, NV 89509

\$691,102 TopHap Estimate · \$416 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,660 ft²

LIVING AREA

0.3 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$691K

\$660K low

\$722K high

Last Sale

\$518,000 · Jun 16, 2021

Est. Owner Equity

\$276,702

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$3,406 (2025)
Assessed Value	\$106,955
Previous Assessed	\$98,253
Assessor Market Value	\$305,586

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.30
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 33 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 21, 2021	Resale	Bargain And Sale Deed	\$518,000	\$312	\$414K
Feb 15, 2013	Recorded document	Affidavit Of Death			
Mar 18, 2011	Quitclaim	Quit Claim Transfer			
Nov 23, 2010	Financing	Intrafamily Transfer			\$157K
Mar 8, 2005	Quitclaim	Quit Claim Transfer			
Nov 30, 2004	Resale	Grant Deed	\$300,000	\$181	\$170K
Nov 8, 2004	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caughlin Ranch Elementary School	Elementary	KG–5	0.9 mi
Darrell C. Swope Middle School	Middle	6–8	1.7 mi

Reno High School	High	9–12	2.3 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 89509

103 CRIME INDEX	94 AIR POLLUTION	36,556 POPULATION	\$89K MEDIAN IN-COME	51°F AVG TEMP	79% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------