

Single Family Residence **RESIDENTIAL**

2240 SADDLE RIDGE CT

RENO, NV 89509

\$720,630 TopHap Estimate · \$337 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,137 ft²

LIVING AREA

0.21 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$721K

\$680K low

\$761K high

Last Sale

\$406,500 · Jun 1, 2017

Est. Owner Equity

\$720,630

TAX & ASSESSMENT

Property Tax	\$3,957 (2025)
Assessed Value	\$107,887
Previous Assessed	\$106,189
Assessor Market Value	\$308,249

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.21
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 400 ft²

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 16, 2017	Recorded document	Grant Deed			
May 16, 2017	Resale	Grant Deed	\$406,500	\$190	
Nov 17, 2010	Quitclaim	Quit Claim Transfer			
Nov 17, 2010	Quitclaim	Quit Claim Transfer			
Jul 19, 2010	Quitclaim	Quit Claim Transfer			
Jun 16, 2004	Non-arms-length	Grant Deed	\$400,000	\$187	

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

OWNERSHIP

Occupancy	Absentee owner
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