

Single Family Residence **RESIDENTIAL**

1175 UNIVERSITY RIDGE DR

RENO, NV 89512

\$641,450 TopHap Estimate · \$417 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,538 ft²

LIVING AREA

0.47 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$641K

\$604K low

\$679K high

Last Sale

\$284,000 · Nov 29, 1999

Est. Owner Equity

\$641,450

TAX & ASSESSMENT

Property Tax	\$3,618 (2025)
Assessed Value	\$136,646
Previous Assessed	\$134,378
Assessor Market Value	\$390,416

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.47
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 220 ft²

Shed · 120 ft²

Patio · 220 ft²

Porch · 72 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 29, 2019	Quitclaim	Quit Claim Transfer			
Sep 19, 2016	Recorded document	Affidavit Of Death			
Nov 29, 1999	Resale	Grant Deed	\$284,000	\$185	
Jun 11, 1999	Financing	Grant Deed			\$188K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peavine Elementary School	Elementary	KG–5	1.6 mi
Archie Clayton Middle School	Middle	6–8	2.3 mi
Robert McQueen High School	High	9–12	4.2 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

127 CRIME INDEX	95 AIR POLLUTION	32,983 POPULATION	\$47K MEDIAN IN-COME	51°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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