

Single Family Residence **RESIDENTIAL**

2416 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$589,359 TopHap Estimate · \$335 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,760 ft²
LIVING AREA

0.13 ac
LOT SIZE

2003
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$589K

\$558K low

\$620K high

Last Sale

\$227,000 · Dec 31, 2013

Est. Owner Equity

\$344,359

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,800 (2025)
Assessed Value	\$109,003
Previous Assessed	\$102,169
Assessor Market Value	\$311,438

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.13
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 252 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 27, 2013	Quitclaim	Quit Claim Transfer			
Dec 27, 2013	Quitclaim	Quit Claim Transfer			
Dec 26, 2013	Resale	Grant Deed	\$227,000	\$129	\$223K
May 18, 2010	Quitclaim	Quit Claim Transfer			
Dec 10, 2003	Resale	Grant Deed	\$233,450	\$133	\$187K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert McQueen High School	High	9–12	0.4 mi
Rollan D. Melton Elementary School	Elementary	KG–5	0.6 mi
B. D. Billingshurst Middle School	Middle	6–8	1.3 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 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	Owner occupied
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