

Single Family Residence **RESIDENTIAL**

# 2305 RIDGE FIELD TRL

RENO, NV 89523

**\$1,335,161** TopHap Estimate · \$301 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026

**5**

BEDS

**4**

BATHS

**4,430 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**2005**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$1.3M**

\$1.2M low

\$1.5M high

Last Sale

**\$464,000 · May 26, 2009**

Est. Owner Equity

**\$779,754**

Loan-to-Value

**42%**

## TAX & ASSESSMENT

Property Tax

**\$6,835 (2025)**

Assessed Value

**\$323,189**

Previous Assessed

**\$322,680**

Assessor Market Value

**\$923,398**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.25                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Concrete                |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Built-in        |
| Pool          | No                      |

Deck · 90 ft²

Patio · 90 ft²

Porch · 886 ft²

Security alarm

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|---------------------|-----------|----------------------|-----------|--------|--------|
| <b>Feb 22, 2023</b> | Financing | Intrafamily Transfer |           |        |        |
| <b>May 19, 2009</b> | Resale    | Grant Deed           | \$464,000 | \$105  | \$410K |
| <b>Jan 26, 2006</b> | Resale    | Grant Deed           | \$833,500 | \$188  | \$666K |
| <b>Jan 26, 2006</b> | Quitclaim | Quit Claim Transfer  |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| <b>George Westergard Elementary School</b> | Elementary | KG–5   | 2.1 mi   |
| <b>B. D. Billinghurst Middle School</b>    | Middle     | 6–8    | 2.2 mi   |
| <b>Robert McQueen High School</b>          | High       | 9–12   | 2.4 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>58</div> <div>CRIME INDEX</div> | <div>87</div> <div>AIR POLLUTION</div> | <div>40,260</div> <div>POPULATION</div> | <div>\$97K</div> <div>MEDIAN IN-COME</div> | <div>46°F</div> <div>AVG TEMP</div> | <div>79%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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