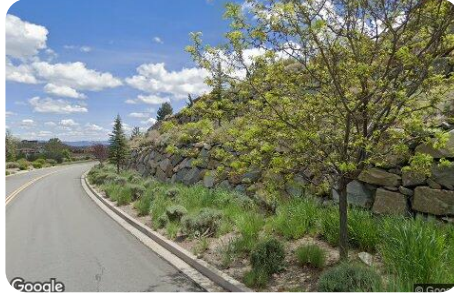


Single Family Residence **RESIDENTIAL**

# 1870 LAUREL RIDGE DR

RENO, NV 89523

**\$1,678,000** TopHap Estimate · \$290 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**5**  
BEDS

**6**  
BATHS

**5,782 ft<sup>2</sup>**  
LIVING AREA

**0.36 ac**  
LOT SIZE

**2005**  
YEAR BUILT

**2**  
STORIES

**3**  
PARKING

## VALUATION

**\$1.7M**

\$1.5M low

\$1.8M high

Last Sale

**\$560,000 · Feb 14, 2012**

Est. Owner Equity

**\$928,000**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,645 (2025) |
| Assessed Value        | \$402,747      |
| Previous Assessed     | \$401,105      |
| Assessor Market Value | \$1,150,707    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.36                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Concrete                |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 152 ft²

Patio · 152 ft²

Porch · 1,374 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| May 5, 2021  | Financing         | Intrafamily Transfer  |           |        |        |
| Jul 26, 2017 | Quitclaim         | Quit Claim Transfer   |           |        |        |
| Jul 26, 2017 | Financing         | Intrafamily Transfer  |           |        | \$369K |
| Dec 13, 2012 | Recorded document | Grant Deed            |           |        |        |
| Dec 31, 2011 | Resale            | Grant Deed            | \$560,000 | \$97   | \$417K |
| Feb 23, 2006 | Recorded document | Grant Deed            |           |        |        |
| Oct 8, 2005  | Resale            | Bargain And Sale Deed | \$971,000 | \$168  | \$550K |
| Oct 14, 2004 | Quitclaim         | Quit Claim Transfer   |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| George Westergard Elementary School | Elementary | KG–5   | 2.3 mi   |
| B. D. Billingshurst Middle School   | Middle     | 6–8    | 2.3 mi   |
| Robert McQueen High School          | High       | 9–12   | 2.7 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

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

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

## OWNERSHIP

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