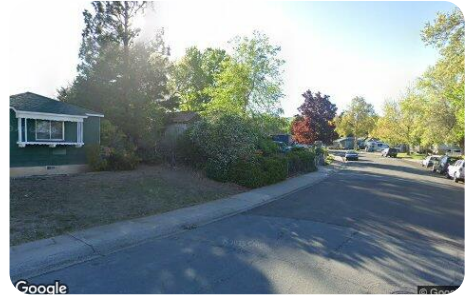
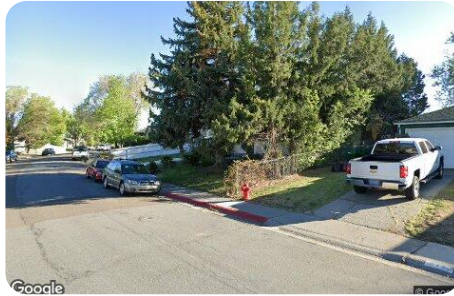


Single Family Residence **RESIDENTIAL**

# 815 RUBY AVE

RENO, NV 89503

**\$378,748** TopHap Estimate · \$347 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,092 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1955**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$379K**

\$352K low

\$405K high

Est. Owner Equity

**\$378,748**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$786 (2025) |
| Assessed Value        | \$55,396     |
| Previous Assessed     | \$52,848     |
| Assessor Market Value | \$158,275    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 66 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE | \$/FT² | LOAN |
|--------------|-------------------|----------------------|-------|--------|------|
| Aug 8, 2024  | Financing         | Intrafamily Transfer |       |        |      |
| Jan 23, 2013 | Recorded document | Grant Deed           |       |        |      |
| Jun 3, 2008  | Quitclaim         | Quit Claim Transfer  |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Elmcrest Elementary School   | Elementary | KG–5   | 0.1 mi   |
| Archie Clayton Middle School | Middle     | 6–8    | 0.5 mi   |
| Robert McQueen 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 89503

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>116</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>28,352</b><br>POPULATION | <b>\$65K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|