Single Family Residence RESIDENTIAL

11745 RUSTIC RIDGE CT

SPARKS, NV 89441

$897,783 TopHap Estimate · $302 / ft² · confidence 91 · as of Jul 14, 2026

4	4	2,969 ft²	0.33 ac
BEDS	BATHS	LIVING AREA	LOT SIZE

2017	1	2
YEAR BUILT	STORIES	PARKING

VALUATION

$898K

$821K low — $975K high

Last Sale	**$960,000 · Jun 24, 2022**
Est. Owner Equity	**$250,583**
Loan-to-Value	**73%**

TAX & ASSESSMENT

Property Tax	**$6,037 (2025)**
Assessed Value	**$227,863**
Previous Assessed	**$222,445**
Assessor Market Value	**$651,036**

PROPERTY FACTS

Property Type	**Single Family Residence**
County	**Washoe**
Lot (acres)	**0.33**
Construction	**Frame (Unspecified)**
Foundation	**Mat/Raft Foundation (Slab)**
Roof	**Composition Shingle**
Heating	**Forced Air**
Cooling	**Yes**
Fireplace	**Yes**
Garage	**Garage, Attached**
Pool	**No**

Porch · 645 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	$/FT²	LOAN
Jun 22, 2022	Resale	Bargain And Sale Deed	$960,000	$323	$647K
Sep 20, 2017	Resale	Bargain And Sale Deed	$544,000	$183	$400K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alyce Savage Taylor Elementary School	Elementary	KG–5	2.0 mi
Yvonne Shaw Middle School	Middle	6–8	2.7 mi
Spanish Springs High School	High	9–12	2.8 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 89441

40	96	13,976	$124K	51°F	79%
CRIME INDEX	AIR POLLUTION	POPULATION	MEDIAN IN-COME	AVG TEMP	SUNSHINE

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

OWNERSHIP

Occupancy	**Owner occupied**