

Single Family Residence

RESIDENTIAL

11760 RUSTIC RIDGE CT

SPARKS, NV 89441

\$925,000 TopHap Estimate · \$305 / ft² · confidence 95 · as of Jul 14, 2026

5

BEDS

2.5

BATHS

3,035 ft²

LIVING AREA

0.48 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$925K

\$875K low

\$975K high

Last Sale

\$471,500 · Sep 8, 2017

Est. Owner Equity

\$368,400

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax

\$4,739 (2025)

Assessed Value

\$225,095

Previous Assessed

\$225,849

Assessor Market Value

\$489,404

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.48
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 436 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 6, 2017	Resale	Bargain And Sale Deed	\$471,500	\$155	\$398K

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	2.9 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 CRIME INDEX	96 AIR POLLUTION	13,976 POPULATION	\$124K MEDIAN IN-COME	51°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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