

Single Family Residence **RESIDENTIAL**

11740 RUSTIC RIDGE CT

SPARKS, NV 89441

\$744,057 TopHap Estimate · \$318 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,343 ft²

LIVING AREA

0.43 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$744K

\$702K low

\$786K high

Last Sale

\$735,000 · Dec 22, 2025

Est. Owner Equity

\$479,057

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$4,179 (2025)
Assessed Value	\$194,290
Previous Assessed	\$194,807
Assessor Market Value	\$420,675

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.43
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 272 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 22, 2025	Resale	Bargain And Sale Deed	\$735,000	\$314	\$265K
May 14, 2023	Resale	Bargain And Sale Deed	\$690,000	\$294	\$656K
Oct 18, 2017	Resale	Grant Deed	\$433,500	\$185	

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 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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