

Single Family Residence **RESIDENTIAL**

11710 RUSTIC RIDGE CT

SPARKS, NV 89441

\$886,320 TopHap Estimate · \$321 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,762 ft²

LIVING AREA

0.45 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$886K

\$848K low

\$925K high

Last Sale

\$545,000 · Jul 5, 2018

Est. Owner Equity

\$155,124

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$5,835 (2025)
Assessed Value	\$215,796
Previous Assessed	\$210,411
Assessor Market Value	\$616,559

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.45
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 260 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 2, 2018	Resale	Bargain And Sale Deed	\$545,000	\$197	\$453K
Nov 6, 2017	Resale	Deed	\$450,000	\$163	\$424K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alyce Savage Taylor Elementary School	Elementary	KG–5	1.9 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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