

Single Family Residence **RESIDENTIAL**

1184 UNIVERSITY RIDGE DR

RENO, NV 89512

\$688,708 TopHap Estimate · \$362 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,905 ft²

LIVING AREA

0.35 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$689K

\$662K low

\$716K high

Last Sale

\$440,000 · Mar 15, 2019

Est. Owner Equity

\$353,708

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,946 (2025)
Assessed Value	\$122,316
Previous Assessed	\$120,595
Assessor Market Value	\$349,473

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.35
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 373 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 11, 2019	Resale	Bargain And Sale Deed	\$440,000	\$231	\$335K
Jul 1, 2011	Financing	Intrafamily Transfer			\$121K
Oct 27, 1999	Resale	Trustees Deed	\$195,000	\$102	\$156K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peavine Elementary School	Elementary	KG–5	1.6 mi
Archie Clayton Middle School	Middle	6–8	2.4 mi
Robert McQueen High School	High	9–12	4.2 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 89512

127 CRIME INDEX	95 AIR POLLUTION	32,983 POPULATION	\$47K 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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