

Single Family Residence

**RESIDENTIAL**

# 270 SANDY RIDGE CT

RENO, NV 89506

**\$545,650** TopHap Estimate · \$315 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,734 ft<sup>2</sup>**

LIVING AREA

**0.37 ac**

LOT SIZE

**2019**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$546K**

\$509K low

\$582K high

Last Sale

**\$377,317 · Nov 22, 2019**

Est. Owner Equity

**\$183,150**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,278 (2025) |
| Assessed Value        | \$139,741      |
| Previous Assessed     | \$135,571      |
| Assessor Market Value | \$399,259      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Washoe                     |
| Lot (acres)   | 0.37                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 42 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Nov 19, 2019 | Resale | Bargain And Sale Deed | \$377,317 | \$218  | \$358K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| North Valleys High School        | High       | 9–12   | 0.7 mi   |
| Alice L. Smith Elementary School | Elementary | KG–5   | 1.3 mi   |
| William O'Brien Middle School    | Middle     | 6–8    | 3.9 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 89506

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>72</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>46,491</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|