

Single Family Residence **RESIDENTIAL**

240 SANDY RIDGE CT

RENO, NV 89506

\$605,869 TopHap Estimate · \$275 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,207 ft²
LIVING AREA

0.58 ac
LOT SIZE

2019
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$606K

\$552K low

\$660K high

Last Sale

\$488,218 · Oct 24, 2019

Est. Owner Equity

\$276,869

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$4,976 (2025)
Assessed Value	\$163,066
Previous Assessed	\$158,388
Assessor Market Value	\$465,902

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.58
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 255 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 4, 2019	Resale	Grant Deed	\$488,500	\$221	\$328K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Valleys High School	High	9–12	0.8 mi
Alice L. Smith Elementary School	Elementary	KG–5	1.4 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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------