

Single Family Residence **RESIDENTIAL**

449 SCENIC RIDGE DR

RENO, NV 89506

\$552,580 TopHap Estimate · \$319 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,734 ft²

LIVING AREA

0.19 ac

LOT SIZE

2019

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$553K

\$508K low

\$598K high

Last Sale

\$550,000 · Jun 28, 2024

Est. Owner Equity

\$30,080

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$4,826 (2025)
Assessed Value	\$137,992
Previous Assessed	\$134,047
Assessor Market Value	\$394,261

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.19
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
Jun 13, 2024	Resale	Bargain And Sale Deed	\$550,000	\$317	\$523K
Aug 21, 2019	Quitclaim	Quit Claim Transfer			
Sep 6, 2019	Resale	Grant Deed	\$400,000	\$231	

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	4.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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