

Single Family Residence **RESIDENTIAL**

445 SCENIC RIDGE DR

RENO, NV 89506

\$575,511 TopHap Estimate · \$261 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,207 ft²

LIVING AREA

0.22 ac

LOT SIZE

2019

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$576K

\$559K low

\$592K high

Last Sale

\$430,710 · Feb 21, 2020

Est. Owner Equity

\$230,943

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$4,835 (2025)
Assessed Value	\$157,709
Previous Assessed	\$153,739
Assessor Market Value	\$450,596

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.22
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 255 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 13, 2022	Financing	Intrafamily Transfer			
Feb 13, 2020	Resale	Bargain And Sale Deed	\$430,710	\$195	\$345K

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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