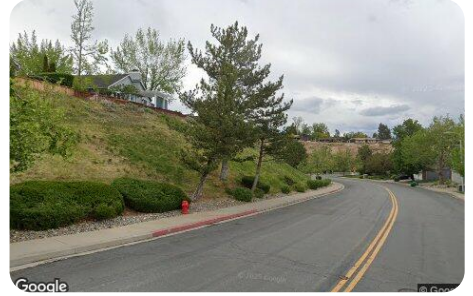


Single Family Residence **RESIDENTIAL**

2290 SADDLE RIDGE CT

RENO, NV 89509

\$610,758 TopHap Estimate · \$443 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,378 ft²

LIVING AREA

0.2 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$611K

\$583K low

\$638K high

Last Sale

\$288,000 · Aug 11, 2015

Est. Owner Equity

\$381,958

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$2,715 (2025)
Assessed Value	\$93,060
Previous Assessed	\$92,785
Assessor Market Value	\$265,885

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.20
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Wet bar

Deck · 406 ft²

Patio · 406 ft²

Porch · 10 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 15, 2022	Financing	Intrafamily Transfer			
Aug 4, 2015	Resale	Bargain And Sale Deed	\$288,000	\$209	\$229K
Dec 20, 1996	Resale	Grant Deed	\$157,000	\$114	\$149K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caughlin Ranch Elementary School	Elementary	KG–5	0.9 mi
Darrell C. Swope Middle School	Middle	6–8	1.8 mi
Reno High School	High	9–12	2.3 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 89509

103 CRIME INDEX	94 AIR POLLUTION	36,556 POPULATION	\$89K 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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