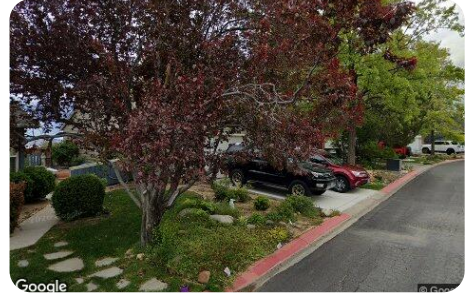


Single Family Residence **RESIDENTIAL**

2260 SADDLE RIDGE CT

RENO, NV 89509

\$790,334 TopHap Estimate · \$358 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,207 ft²

LIVING AREA

0.21 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$790K

\$739K low

\$842K high

Last Sale

\$425,000 · Jun 29, 2017

Est. Owner Equity

\$790,334

TAX & ASSESSMENT

Property Tax	\$3,774 (2025)
Assessed Value	\$121,479
Previous Assessed	\$121,343
Assessor Market Value	\$347,084

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.21
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 215 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 8, 2017	Resale	Grant Deed	\$425,000	\$193	
May 26, 2017	Resale	Grant Deed	\$425,000	\$193	
Jun 2, 2015	Resale	Grant Deed	\$399,500	\$181	\$240K
Nov 17, 2004	Resale	Bargain And Sale Deed	\$430,000	\$195	\$344K
Nov 15, 2002	Resale	Grant Deed	\$290,000	\$131	
Apr 12, 1990	Resale	Grant Deed	\$180,000	\$82	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caughlin Ranch Elementary School	Elementary	KG–5	0.9 mi
Darrell C. Swope Middle School	Middle	6–8	1.7 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	Absentee owner
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