

Single Family Residence **RESIDENTIAL**

# 1270 RIDGEWAY CT

RENO, NV 89503

**\$520,062** TopHap Estimate · \$362 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,437 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1942**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$520K**

\$508K low

\$532K high

Last Sale

**\$240,000 · Dec 8, 2005**

Est. Owner Equity

**\$278,062**

Loan-to-Value

**49%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,382 (2025) |
| Assessed Value        | \$64,105       |
| Previous Assessed     | \$63,458       |
| Assessor Market Value | \$183,157      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 64 ft²

Guest house

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN |
|--------------|--------|------------|-----------|--------|------|
| Dec 7, 2005  | Resale | Grant Deed | \$240,000 | \$167  |      |
| Mar 15, 2000 | Resale | Grant Deed | \$135,000 | \$94   |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Peavine Elementary School    | Elementary | KG–5   | 0.4 mi   |
| Archie Clayton Middle School | Middle     | 6–8    | 1.2 mi   |
| Reno High School             | High       | 9–12   | 1.5 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 89503

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>116</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>28,352</b><br>POPULATION | <b>\$65K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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