

Single Family Residence **RESIDENTIAL**

# 2879 CEDAR RIDGE DR

RENO, NV 89523

**\$958,877** TopHap Estimate · \$338 / ft² · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,833 ft²**

LIVING AREA

**0.34 ac**

LOT SIZE

**2004**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$959K**

\$912K low

\$1M high

Last Sale

**\$275,000 · Jun 23, 2015**

Est. Owner Equity

**\$566,877**

Loan-to-Value

**41%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,180 (2025) |
| Assessed Value        | \$207,939      |
| Previous Assessed     | \$204,150      |
| Assessor Market Value | \$594,111      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.34                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Concrete                |
| Heating       | Forced Air              |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 355 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Dec 27, 2022 | Financing | Intrafamily Transfer |           |        |        |
| Jun 12, 2015 | Resale    | Grant Deed           | \$275,000 | \$97   | \$270K |
| Jul 16, 2010 | Resale    | Grant Deed           | \$350,000 | \$124  | \$280K |
| Nov 24, 2004 | Resale    | Grant Deed           | \$392,000 | \$138  | \$150K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rollan D. Melton Elementary School | Elementary | KG–5   | 0.5 mi   |
| Robert McQueen High School         | High       | 9–12   | 1.4 mi   |
| B. D. Billingshurst Middle School  | Middle     | 6–8    | 2.1 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 89523

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>58</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>40,260</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>46°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|