

Single Family Residence **RESIDENTIAL**

2217 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$518,368 TopHap Estimate · \$341 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,520 ft²
LIVING AREA

3,281 ft²
LOT SIZE

2002
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$518K

\$492K low

\$544K high

Last Sale

\$485,000 · May 28, 2021

Est. Owner Equity

\$233,368

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$3,189 (2025)
Assessed Value	\$97,466
Previous Assessed	\$90,920
Assessor Market Value	\$278,472

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.07
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 280 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 25, 2021	Resale	Bargain And Sale Deed	\$485,000	\$319	\$285K
Dec 22, 2009	Resale	Grant Deed	\$170,000	\$112	\$136K
Oct 5, 2009	Non-arms-length	Trustees Deed	\$158,100	\$104	
Jul 7, 2005	Resale	Grant Deed	\$370,000	\$243	\$290K
Oct 22, 2003	Quitclaim	Quit Claim Transfer			\$179K
Jul 30, 2003	Resale	Grant Deed	\$215,000	\$141	
Mar 21, 2003	Resale	Grant Deed	\$181,090	\$119	\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert McQueen High School	High	9–12	0.2 mi
Rollan D. Melton Elementary School	Elementary	KG–5	0.9 mi
B. D. Billinghurst Middle School	Middle	6–8	1.3 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.

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 NEIGHBORHOOD · ZIP 89523



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

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 OWNERSHIP

Occupancy	Absentee owner
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