

Single Family Residence **RESIDENTIAL**

# 1051 UNIVERSITY RIDGE DR

RENO, NV 89512

**\$717,888** TopHap Estimate · \$376 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,908 ft<sup>2</sup>**

LIVING AREA

**0.38 ac**

LOT SIZE

**1998**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$718K**

\$689K low

\$747K high

Last Sale

**\$411,000 · Apr 13, 2005**

Est. Owner Equity

**\$531,398**

Loan-to-Value

**26%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,991 (2025) |
| Assessed Value        | \$123,928      |
| Previous Assessed     | \$122,364      |
| Assessor Market Value | \$354,079      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.38                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Concrete                |
| Heating       | Forced Air              |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 757 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Apr 11, 2005 | Resale | Grant Deed | \$411,000 | \$215  | \$211K |
| Oct 16, 1998 | Resale | Grant Deed | \$185,000 | \$97   | \$148K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Peavine Elementary School    | Elementary | KG–5   | 1.7 mi   |
| Archie Clayton Middle School | Middle     | 6–8    | 2.5 mi   |
| Robert McQueen High School   | High       | 9–12   | 4.2 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 89512

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>127</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>32,983</b><br>POPULATION | <b>\$47K</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.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|