

Single Family Residence **RESIDENTIAL**

2896 CEDAR RIDGE DR

RENO, NV 89523

\$1,186,172 TopHap Estimate · \$419 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

4

BATHS

2,833 ft²

LIVING AREA

0.31 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$675,000 · Dec 21, 2017

Est. Owner Equity

\$1,186,172

TAX & ASSESSMENT

Property Tax	\$5,722 (2025)
Assessed Value	\$258,027
Previous Assessed	\$254,700
Assessor Market Value	\$737,220

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.31
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 250 ft²

Patio · 250 ft²

Porch · 355 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 23, 2026	Financing	Bargain And Sale Deed			
Aug 4, 2021	Financing	Intrafamily Transfer			
Aug 4, 2021	Financing	Intrafamily Transfer			\$810K
Dec 9, 2017	Resale	Bargain And Sale Deed	\$675,000	\$238	\$612K
Dec 20, 2017	Quitclaim	Quit Claim Transfer			
Mar 31, 2005	Resale	Bargain And Sale Deed	\$562,500	\$199	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rollan D. Melton Elementary School	Elementary	KG–5	0.4 mi
Robert McQueen High School	High	9–12	1.4 mi
B. D. Billingshurst Middle School	Middle	6–8	2.0 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

58 CRIME INDEX	87 AIR POLLUTION	40,260 POPULATION	\$97K MEDIAN IN-COME	46°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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