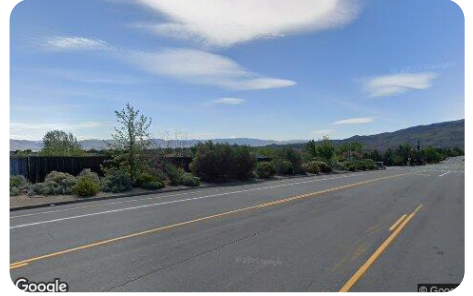
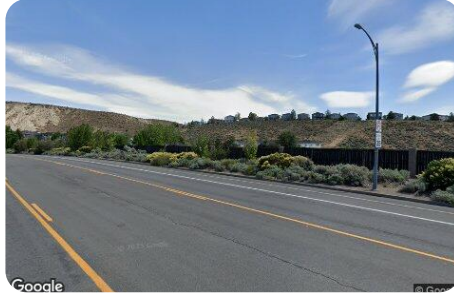


Single Family Residence **RESIDENTIAL**

# 2141 SAPPHIRE RIDGE WAY

RENO, NV 89523

**\$530,000** TopHap Estimate · \$425 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,248 ft<sup>2</sup>**  
LIVING AREA

**0.25 ac**  
LOT SIZE

**2002**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$530K**

\$518K low

\$542K high

Last Sale

**\$530,000 · Jul 8, 2026**

Est. Owner Equity

**\$106,000**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$90,937  |
| Previous Assessed     | \$90,966  |
| Assessor Market Value | \$185,738 |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | WASHOE                           |
| Lot (acres)   | 0.26                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Porch · 48 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| Jul 1, 2026  | Resale            | Bargain And Sale Deed | \$530,000 | \$425  | \$424K |
| Jun 16, 2017 | Quitclaim         | Quit Claim Transfer   |           |        |        |
| Apr 19, 2012 | Recorded document | Grant Deed            |           |        |        |
| Apr 11, 2012 | Resale            | Grant Deed            | \$129,000 | \$103  |        |
| Apr 15, 2004 | Resale            | Grant Deed            | \$230,000 | \$184  | \$184K |
| Jan 17, 2003 | Resale            | Grant Deed            | \$153,850 | \$123  | \$138K |

## 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. Billingshurst Middle School  | Middle     | 6–8    | 1.2 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 89523

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

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

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|