

Single Family Residence **RESIDENTIAL**

2174 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$547,974 TopHap Estimate · \$311 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,760 ft²
LIVING AREA

3,872 ft²
LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$548K

\$535K low

\$561K high

Last Sale

\$359,500 · Jan 31, 2018

Est. Owner Equity

\$299,590

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$3,564 (2025)
Assessed Value	\$104,868
Previous Assessed	\$98,388
Assessor Market Value	\$299,622

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.09
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 444 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 8, 2018	Resale	Bargain And Sale Deed	\$359,500	\$204	\$205K
Sep 11, 2017	Resale	Bargain And Sale Deed	\$350,000	\$199	
Sep 22, 2017	Quitclaim	Quit Claim Transfer			
Apr 4, 2012	Quitclaim	Quit Claim Transfer			
Aug 12, 2004	Resale	Grant Deed	\$319,000	\$181	\$220K
Dec 17, 2002	Resale	Grant Deed	\$181,330	\$103	\$145K

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

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.

OWNERSHIP

Occupancy	Owner occupied
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