

Single Family Residence **RESIDENTIAL**

2273 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$534,846 TopHap Estimate · \$272 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,966 ft²

LIVING AREA

3,716 ft²

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$535K

\$497K low

\$573K high

Last Sale

\$530,000 · Oct 24, 2025

Est. Owner Equity

\$194,846

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$3,018 (2025)
Assessed Value	\$107,717
Previous Assessed	\$107,717
Assessor Market Value	\$307,761

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

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 22, 2025	Resale	Bargain And Sale Deed	\$530,000	\$270	\$340K
Apr 22, 2019	Resale	Bargain And Sale Deed	\$345,000	\$175	\$100K
May 19, 2003	Resale	Grant Deed	\$204,040	\$104	\$184K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert McQueen High School	High	9–12	0.3 mi
Rollan D. Melton Elementary School	Elementary	KG–5	0.8 mi
B. D. Billingshurst 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.

NEIGHBORHOOD · ZIP 89523

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

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

OWNERSHIP

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