

Single Family Residence **RESIDENTIAL**

2265 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$502,703 TopHap Estimate · \$404 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,243 ft²
LIVING AREA

3,600 ft²
LOT SIZE

2002
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$503K

\$483K low

\$522K high

Last Sale

\$156,595 · May 9, 2003

Est. Owner Equity

\$377,503

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$2,932 (2025)
Assessed Value	\$89,800
Previous Assessed	\$83,061
Assessor Market Value	\$256,569

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.08
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2003	Resale	Grant Deed	\$156,600	\$126	\$125K

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

OWNERSHIP

Occupancy	Absentee owner
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