

Single Family Residence **RESIDENTIAL**

2241 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$515,264 TopHap Estimate · \$293 / ft² · confidence 88 · as of Jun 23, 2026



3

BEDS

3

BATHS

1,760 ft²

LIVING AREA

3,536 ft²

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$515K

\$453K low

\$577K high

Last Sale

\$138,100 · Apr 4, 2003

Est. Owner Equity

\$258,264

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$3,138 (2025)
Assessed Value	\$105,186
Previous Assessed	\$98,762
Assessor Market Value	\$300,530

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, Built-in
Pool	No

Porch · 261 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 21, 2005	Quitclaim	Quit Claim Transfer			
Apr 4, 2003	Resale	Grant Deed	\$138,100	\$78	\$150K

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

OWNERSHIP

Occupancy	Absentee owner
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