

Single Family Residence **RESIDENTIAL**

2233 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$526,047 TopHap Estimate · \$346 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,520 ft²
LIVING AREA

4,221 ft²
LOT SIZE

2002
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$526K

\$515K low

\$537K high

Last Sale

\$499,000 · May 19, 2023

Est. Owner Equity

\$78,047

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$2,769 (2025)
Assessed Value	\$95,866
Previous Assessed	\$89,342
Assessor Market Value	\$273,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.10
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Garage	Garage, Built-in
Pool	No

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 12, 2023	Resale	Bargain And Sale Deed	\$499,000	\$328	\$448K
Nov 12, 2015	Quitclaim	Quit Claim Transfer			
Mar 21, 2003	Resale	Grant Deed	\$166,550	\$110	\$133K

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
-----------	-----------------------