

Single Family Residence **RESIDENTIAL**

2225 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$589,118 TopHap Estimate · \$300 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,966 ft²
LIVING AREA

3,751 ft²
LOT SIZE

2002
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$589K

\$568K low

\$610K high

Last Sale

\$179,900 · Jan 10, 2012

Est. Owner Equity

\$369,118

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$3,713 (2025)
Assessed Value	\$107,808
Previous Assessed	\$101,205
Assessor Market Value	\$308,020

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 · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 4, 2012	Resale	Bargain And Sale Deed	\$180,000	\$92	\$144K
Mar 24, 2003	Resale	Grant Deed	\$183,970	\$94	
Mar 24, 2003	Resale	Grant Deed	\$215,000	\$109	\$172K

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	1.3 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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