

Single Family Residence **RESIDENTIAL**

2274 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$574,766 TopHap Estimate · \$327 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,760 ft²

LIVING AREA

4,051 ft²

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$575K

\$546K low

\$604K high

Last Sale

\$385,000 · Apr 26, 2019

Est. Owner Equity

\$196,625

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$3,492 (2025)
Assessed Value	\$103,455
Previous Assessed	\$97,021
Assessor Market Value	\$295,585

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
Garage	Garage, Built-in
Pool	No

Porch · 252 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 20, 2019	Resale	Bargain And Sale Deed	\$385,000	\$219	\$378K
Jul 14, 2017	Resale	Bargain And Sale Deed	\$330,000	\$188	\$264K
Dec 15, 2008	Quitclaim	Quit Claim Transfer			
May 29, 2003	Resale	Grant Deed	\$17,900	\$10	\$143K

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. Billingham 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	Owner occupied
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