

Single Family Residence **RESIDENTIAL**

821 UNIVERSITY RIDGE DR

RENO, NV 89512

\$686,298 TopHap Estimate · \$333 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,060 ft²

LIVING AREA

0.35 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$686K

\$649K low

\$724K high

Last Sale

\$572,000 · Dec 30, 2020

Est. Owner Equity

\$254,298

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$2,887 (2025)
Assessed Value	\$113,983
Previous Assessed	\$112,699
Assessor Market Value	\$325,666

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.35
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 104 ft²

CLIMATE RISK

1 FLOOD	48 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 7, 2023	Quitclaim	Quit Claim Transfer			
Dec 23, 2020	Resale	Bargain And Sale Deed	\$572,000	\$278	\$432K
Jan 21, 2019	Resale	Bargain And Sale Deed	\$410,000	\$199	\$431K
Oct 13, 2010	Non-arms-length	Grant Deed	\$217,000	\$105	\$211K
Dec 30, 2005	Quitclaim	Quit Claim Transfer			
Jul 14, 2003	Resale	Grant Deed	\$280,000	\$136	\$224K
Oct 17, 1995	Resale	Grant Deed	\$210,000	\$102	\$130K

Oct 15, 1990 Resale Grant Deed \$159,000 \$77

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peavine Elementary School	Elementary	KG–5	1.5 mi
Archie Clayton Middle School	Middle	6–8	2.2 mi
Robert McQueen High School	High	9–12	4.0 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 89512

127 CRIME INDEX	95 AIR POLLUTION	32,983 POPULATION	\$47K MEDIAN IN-COME	51°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy **Owner occupied**