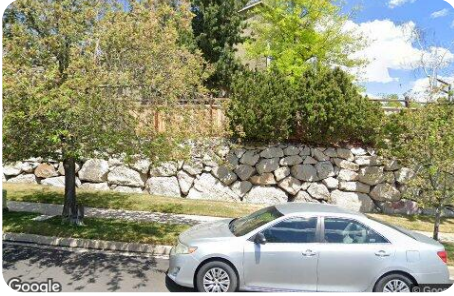


Single Family Residence **RESIDENTIAL**

2808 CEDAR RIDGE DR

RENO, NV 89523

\$1,098,569 TopHap Estimate · \$303 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,626 ft²

LIVING AREA

0.31 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

6

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$426,300 · Dec 23, 2003

Est. Owner Equity

\$613,787

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$4,775 (2025)
Assessed Value	\$235,837
Previous Assessed	\$232,379
Assessor Market Value	\$673,819

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.31
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Mixed
Pool	No

Deck · 108 ft²

Patio · 108 ft²

Porch · 390 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 5, 2006	Quitclaim	Quit Claim Transfer			\$530K
Dec 23, 2003	Resale	Grant Deed	\$426,300	\$118	\$322K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rollan D. Melton Elementary School	Elementary	KG–5	0.2 mi
Robert McQueen High School	High	9–12	1.2 mi
B. D. Billingshurst Middle School	Middle	6–8	1.9 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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