

Single Family Residence **RESIDENTIAL**

865 RUBY AVE

RENO, NV 89503

\$375,551 TopHap Estimate · \$336 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,117 ft²

LIVING AREA

0.12 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$376K

\$348K low

\$403K high

Last Sale

\$140,000 · Sep 10, 2013

Est. Owner Equity

\$161,551

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$809 (2025)
Assessed Value	\$55,303
Previous Assessed	\$52,955
Assessor Market Value	\$158,010

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.12
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 36 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 3, 2022	Financing	Transfer On Death Deed			
Aug 27, 2013	Resale	Grant Deed	\$140,000	\$125	\$133K
Sep 23, 2005	Financing	Intrafamily Transfer			\$205K
Aug 1, 2003	Non-arms-length	Grant Deed	\$158,000	\$141	
Jun 3, 2003	Resale	Grant Deed	\$158,000	\$141	\$138K
Nov 19, 1997	Quitclaim	Quit Claim Transfer			\$82K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elmcrest Elementary School	Elementary	KG–5	0.1 mi
Archie Clayton Middle School	Middle	6–8	0.4 mi
Robert McQueen High School	High	9–12	2.3 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 89503

116 CRIME INDEX	87 AIR POLLUTION	28,352 POPULATION	\$65K 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
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