

Single Family Residence

RESIDENTIAL

2981 SAGE RIDGE DR

RENO, NV 89509

\$876,898 TopHap Estimate · \$323 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,717 ft²

LIVING AREA

0.17 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$877K

\$817K low

\$936K high

Last Sale

\$450,000 · Jun 5, 2015

Est. Owner Equity

\$493,398

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$5,599 (2025)
Assessed Value	\$191,402
Previous Assessed	\$189,187
Assessor Market Value	\$546,860

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.17
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 454 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 5, 2025	Financing	Transfer On Death Deed			
Jul 23, 2020	Financing	Intrafamily Transfer			\$384K
Jun 4, 2015	Resale	Bargain And Sale Deed	\$450,000	\$166	\$417K
Jul 21, 2003	Resale	Grant Deed	\$470,000	\$173	
Jul 21, 2003	Resale	Grant Deed	\$470,000	\$173	
May 23, 2002	Resale	Grant Deed	\$409,770	\$151	\$410K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caughlin Ranch Elementary School	Elementary	KG–5	1.1 mi
Darrell C. Swope Middle School	Middle	6–8	2.4 mi
Reno High School	High	9–12	2.9 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 89509

103

CRIME INDEX

94

AIR POLLUTION

36,556

POPULATION

\$89K

MEDIAN IN-COME

51°F

AVG TEMP

79%

SUNSHINE

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy

Owner occupied