

Single Family Residence **RESIDENTIAL**

# 6540 MAHOGANY RIDGE DR

RENO, NV 89523

**\$1,059,054** TopHap Estimate · \$292 / ft² · confidence 67 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**3,625 ft²**

LIVING AREA

**0.28 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$1.1M**

\$706K low

\$1.4M high

Last Sale

**\$409,884 · Jul 31, 2003**

Est. Owner Equity

**\$984,054**

Loan-to-Value

**8%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,970 (2025) |
| Assessed Value        | \$237,990      |
| Previous Assessed     | \$239,238      |
| Assessor Market Value | \$507,481      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | WASHOE                           |
| Lot (acres)   | 0.28                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Concrete                         |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck · 220 ft²

Patio · 220 ft²

Porch · 299 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------|-----------|--------|--------|
| Jun 3, 2026  | Financing | Mortgage   |           |        | \$75K  |
| Jul 31, 2003 | Resale    | Grant Deed | \$409,880 | \$113  | \$323K |

## 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    | 1.8 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>58</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>40,260</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>46°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|