

Single Family Residence **RESIDENTIAL**

2161 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$538,258 TopHap Estimate · \$433 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,243 ft²

LIVING AREA

0.18 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$538K

\$528K low

\$549K high

Last Sale

\$140,000 · Apr 13, 2012

Est. Owner Equity

\$160,258

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$2,289 (2025)
Assessed Value	\$91,957
Previous Assessed	\$85,331
Assessor Market Value	\$262,732

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.18
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 162 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 13, 2012	Resale	Grant Deed	\$140,000	\$113	\$136K
Oct 5, 2011	Non-arms-length	Trustees Deed	\$125,000	\$101	
Jan 29, 2003	Resale	Grant Deed	\$147,080	\$118	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert McQueen High School	High	9–12	0.2 mi
Rollan D. Melton Elementary School	Elementary	KG–5	0.9 mi
B. D. Billingshurst Middle School	Middle	6–8	1.2 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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