

Single Family Residence **RESIDENTIAL**

# 6595 MAHOGANY RIDGE DR

RENO, NV 89523

**\$1,125,318** TopHap Estimate · \$310 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**3,626 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

**6**

PARKING

## VALUATION

**\$1.1M**

\$1.1M low

\$1.2M high

Last Sale

**\$644,895 · Jul 21, 2017**

Est. Owner Equity

**\$691,318**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,142 (2025) |
| Assessed Value        | \$253,287      |
| Previous Assessed     | \$248,480      |
| Assessor Market Value | \$723,676      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.25                    |
| 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   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Jul 18, 2017 | Resale | Bargain And Sale Deed | \$645,000 | \$178  | \$395K |
| Apr 19, 2011 | Resale | Grant Deed            | \$380,000 | \$105  | \$304K |
| Oct 14, 2003 | Resale | Grant Deed            | \$452,010 | \$125  | \$362K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rollan D. Melton Elementary School | Elementary | KG–5   | 0.3 mi   |
| Robert McQueen High School         | High       | 9–12   | 1.3 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|