

Single Family Residence **RESIDENTIAL**

2191 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$571,070 TopHap Estimate · \$324 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,760 ft²

LIVING AREA

0.15 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$571K

\$554K low

\$589K high

Last Sale

\$159,000 · Aug 31, 2011

Est. Owner Equity

\$348,470

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$3,095 (2025)
Assessed Value	\$103,495
Previous Assessed	\$97,415
Assessor Market Value	\$295,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 564 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 3, 2013	Financing	Intrafamily Transfer			\$154K
Jun 25, 2011	Quitclaim	Quit Claim Transfer			
Jun 23, 2011	Resale	Grant Deed	\$159,000	\$90	\$155K
Feb 12, 2003	Resale	Grant Deed	\$193,980	\$110	\$184K

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	1.3 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 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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