

Single Family Residence **RESIDENTIAL**

2242 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$522,440 TopHap Estimate · \$344 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,520 ft²
LIVING AREA

0.13 ac
LOT SIZE

2002
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$522K

\$492K low

\$553K high

Last Sale

\$515,000 · May 8, 2025

Est. Owner Equity

\$77,030

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$2,571 (2025)
Assessed Value	\$96,977
Previous Assessed	\$90,445
Assessor Market Value	\$277,076

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.13
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 5, 2025	Resale	Bargain And Sale Deed	\$515,000	\$339	\$445K
Oct 24, 2006	Quitclaim	Quit Claim Transfer			
Apr 18, 2003	Resale	Grant Deed	\$184,110	\$121	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert McQueen High School	High	9–12	0.3 mi
Rollan D. Melton Elementary School	Elementary	KG–5	0.8 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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