

Single Family Residence **RESIDENTIAL**

2250 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$563,651 TopHap Estimate · \$320 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,760 ft²

LIVING AREA

4,275 ft²

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$564K

\$552K low

\$576K high

Last Sale

\$155,000 · Jul 5, 2012

Est. Owner Equity

\$221,651

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$3,551 (2025)
Assessed Value	\$103,972
Previous Assessed	\$97,495
Assessor Market Value	\$297,062

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.10
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 252 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2021	Financing	Intrafamily Transfer			\$292K
Nov 7, 2018	Financing	Intrafamily Transfer			\$242K
Apr 6, 2016	Quitclaim	Quit Claim Transfer			
Jul 3, 2012	Resale	Grant Deed	\$155,000	\$88	\$152K
Jun 30, 2012	Quitclaim	Quit Claim Transfer			
Apr 23, 2003	Resale	Grant Deed	\$184,170	\$105	\$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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