

Single Family Residence

RESIDENTIAL

2258 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$597,400 TopHap Estimate · \$304 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,966 ft²

LIVING AREA

4,275 ft²

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$597K

\$565K low

\$630K high

Last Sale

\$196,030 · May 22, 2003

Est. Owner Equity

\$440,600

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$2,840 (2025)
Assessed Value	\$108,003
Previous Assessed	\$101,410
Assessor Market Value	\$308,579

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 · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 22, 2003	Resale	Grant Deed	\$196,030	\$100	\$157K

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. Billingham 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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