

Single Family Residence **RESIDENTIAL**

2282 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$526,318 TopHap Estimate · \$346 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,520 ft²
LIVING AREA

3,980 ft²
LOT SIZE

2002
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$526K

\$512K low

\$540K high

Last Sale

\$234,900 · Aug 29, 2003

Est. Owner Equity

\$306,800

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$2,492 (2025)
Assessed Value	\$97,457
Previous Assessed	\$90,945
Assessor Market Value	\$278,447

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.09
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
Dec 24, 2025	Financing	Intrafamily Transfer			
Aug 29, 2003	Resale	Grant Deed	\$234,900	\$155	\$179K
Jun 10, 2003	Resale	Grant Deed	\$172,080	\$113	\$163K

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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