

Single Family Residence **RESIDENTIAL**

# 2289 SAPPHIRE RIDGE WAY

RENO, NV 89523

**\$470,689** TopHap Estimate · \$310 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**1,520 ft<sup>2</sup>**  
LIVING AREA

**3,600 ft<sup>2</sup>**  
LOT SIZE

**2003**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$471K**

\$442K low

\$499K high

Last Sale

**\$460,000 · Sep 4, 2024**

Est. Owner Equity

**\$210,689**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,299 (2025) |
| Assessed Value        | \$98,593       |
| Previous Assessed     | \$92,055       |
| Assessor Market Value | \$281,694      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Washoe                  |
| Lot (acres)   | 0.08                    |
| 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   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Aug 30, 2024 | Resale | Bargain And Sale Deed | \$460,000 | \$303  | \$260K |
| Jan 12, 2004 | Resale | Grant Deed            | \$232,500 | \$153  | \$153K |
| Jun 24, 2003 | Resale | Grant Deed            | \$198,850 | \$131  | \$169K |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>58</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>40,260</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>46°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|