

Single Family Residence **RESIDENTIAL**

2301 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$563,799 TopHap Estimate · \$320 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,760 ft²

LIVING AREA

0.11 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$564K

\$531K low

\$596K high

Last Sale

\$414,000 · Nov 9, 2020

Est. Owner Equity

\$232,599

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$3,027 (2025)
Assessed Value	\$106,199
Previous Assessed	\$99,695
Assessor Market Value	\$303,423

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.11
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Deck · 140 ft²

Patio · 140 ft²

Porch · 252 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 6, 2022	Financing	Intrafamily Transfer			
Nov 9, 2020	Resale	Bargain And Sale Deed	\$414,000	\$235	\$331K
Nov 27, 2017	Resale	Grant Deed	\$331,000	\$188	
Jan 10, 2017	Quitclaim	Quit Claim Transfer			
Jul 30, 2003	Resale	Grant Deed	\$224,930	\$128	\$214K

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	Absentee owner
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