

Single Family Residence **RESIDENTIAL**

2309 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$525,695 TopHap Estimate · \$346 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,520 ft²
LIVING AREA

4,071 ft²
LOT SIZE

2003
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$526K

\$509K low

\$543K high

Est. Owner Equity

\$391,720

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$2,773 (2025)
Assessed Value	\$98,791
Previous Assessed	\$92,261
Assessor Market Value	\$282,259

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
Sep 25, 2012	Quitclaim	Quit Claim Transfer			
Dec 15, 2003	Financing	Grant Deed			\$180K
Aug 20, 2003	Resale	Grant Deed	\$206,230	\$136	\$186K
Aug 20, 2003	Non-arms-length	Grant Deed	\$206,230	\$136	

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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