

Single Family Residence

RESIDENTIAL

2384 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$532,685 TopHap Estimate · \$350 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,520 ft²

LIVING AREA

0.1 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$533K

\$487K low

\$578K high

Last Sale

\$520,000 · Aug 14, 2024

Est. Owner Equity

\$142,685

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$2,889 (2025)
Assessed Value	\$98,109
Previous Assessed	\$91,551
Assessor Market Value	\$280,310

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
Aug 12, 2024	Resale	Bargain And Sale Deed	\$520,000	\$342	\$390K
Aug 7, 2022	Resale	Bargain And Sale Deed	\$499,500	\$329	\$475K
Aug 7, 2022	Financing	Bargain And Sale Deed			
Apr 28, 2014	Resale	Bargain And Sale Deed	\$230,000	\$151	\$219K
Aug 3, 2012	Quitclaim	Quit Claim Transfer			\$187K
Mar 26, 2009	Financing	Grant Deed			\$198K
Sep 12, 2003	Resale	Grant Deed	\$208,590	\$137	\$115K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert McQueen High School	High	9–12	0.3 mi
Rollan D. Melton Elementary School	Elementary	KG–5	0.7 mi
B. D. Billingshurst Middle School	Middle	6–8	1.4 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
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

|
 OWNERSHIP

Occupancy	Absentee owner
-----------	----------------