

Single Family Residence **RESIDENTIAL**

2171 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$527,573 TopHap Estimate · \$347 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,520 ft²

LIVING AREA

0.16 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$528K

\$502K low

\$553K high

Last Sale

\$181,950 · Feb 5, 2003

Est. Owner Equity

\$512,573

Loan-to-Value

3%

TAX & ASSESSMENT

Property Tax	\$2,508 (2025)
Assessed Value	\$98,917
Previous Assessed	\$98,983
Assessor Market Value	\$203,801

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 120 ft²

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 9, 2025	Financing	Public Action			
Feb 5, 2003	Resale	Grant Deed	\$181,950	\$120	\$164K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert McQueen High School	High	9–12	0.2 mi
Rollan D. Melton Elementary School	Elementary	KG–5	0.9 mi
B. D. Billingham Middle School	Middle	6–8	1.2 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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