

Single Family Residence **RESIDENTIAL**

861 UNIVERSITY RIDGE DR

RENO, NV 89512

\$594,688 TopHap Estimate · \$381 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,560 ft²

LIVING AREA

0.33 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$595K

\$570K low

\$620K high

Last Sale

\$185,000 · Sep 3, 2002

Est. Owner Equity

\$181,888

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$2,208 (2025)
Assessed Value	\$97,428
Previous Assessed	\$95,566
Assessor Market Value	\$278,366

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.33
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 204 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 3, 2002	Resale	Grant Deed	\$185,000	\$119	\$159K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peavine Elementary School	Elementary	KG–5	1.6 mi
Archie Clayton Middle School	Middle	6–8	2.3 mi
Robert McQueen High School	High	9–12	4.0 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 89512

127 CRIME INDEX	95 AIR POLLUTION	32,983 POPULATION	\$47K MEDIAN IN-COME	51°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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