

Single Family Residence **RESIDENTIAL**

2166 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$506,964 TopHap Estimate · \$406 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,248 ft²

LIVING AREA

3,967 ft²

LOT SIZE

2002

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$507K

\$490K low

\$524K high

Last Sale

\$326,000 · Dec 15, 2017

Est. Owner Equity

\$202,964

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$2,290 (2025)
Assessed Value	\$92,158
Previous Assessed	\$85,472
Assessor Market Value	\$263,307

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, Attached
Pool	No

Porch · 48 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 29, 2017	Quitclaim	Quit Claim Transfer			
Dec 15, 2017	Quitclaim	Quit Claim Transfer			
Dec 8, 2017	Resale	Bargain And Sale Deed	\$326,000	\$261	\$310K
Jan 19, 2010	Resale	Bargain And Sale Deed	\$167,000	\$134	\$134K
Dec 19, 2002	Resale	Grant Deed	\$149,930	\$120	\$120K

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. Billingshurst 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	Owner occupied
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