

Single Family Residence **RESIDENTIAL**

2182 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$519,475 TopHap Estimate · \$342 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,520 ft²

LIVING AREA

0.11 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$519K

\$503K low

\$536K high

Last Sale

\$165,925 · Dec 24, 2002

Est. Owner Equity

\$381,475

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$2,826 (2025)
Assessed Value	\$96,885
Previous Assessed	\$90,349
Assessor Market Value	\$276,812

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.11
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
Dec 24, 2002	Resale	Grant Deed	\$165,930	\$109	\$149K

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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