

Single Family Residence **RESIDENTIAL**

2971 SAGE RIDGE DR

RENO, NV 89509

\$879,688 TopHap Estimate · \$301 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,918 ft²

LIVING AREA

0.17 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$880K

\$783K low

\$976K high

Last Sale

\$378,040 · May 3, 2002

Est. Owner Equity

\$661,688

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$5,867 (2025)
Assessed Value	\$193,505
Previous Assessed	\$190,947
Assessor Market Value	\$552,869

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.17
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Porch · 229 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 25, 2024	Financing	Intrafamily Transfer			
May 3, 2002	Resale	Grant Deed	\$378,040	\$130	\$280K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Caughlin Ranch Elementary School	Elementary	KG–5	1.1 mi
Darrell C. Swope Middle School	Middle	6–8	2.4 mi
Reno High School	High	9–12	2.9 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 89509

103 CRIME INDEX	94 AIR POLLUTION	36,556 POPULATION	\$89K MEDIAN IN-COME	51°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.