

Single Family Residence **RESIDENTIAL**

860 UNIVERSITY RIDGE DR

RENO, NV 89512

\$716,577 TopHap Estimate · \$337 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,124 ft²

LIVING AREA

0.41 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$717K

\$645K low

\$788K high

Last Sale

\$447,500 · Nov 29, 2017

Est. Owner Equity

\$304,577

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$3,040 (2025)
Assessed Value	\$114,429
Previous Assessed	\$112,331
Assessor Market Value	\$326,941

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.41
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 164 ft²

Patio · 164 ft²

Porch · 112 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 21, 2017	Resale	Bargain And Sale Deed	\$447,500	\$211	\$352K
Jun 19, 2017	Recorded document	Affidavit Of Death			
Aug 19, 2012	Resale	Grant Deed	\$172,500	\$81	
Jan 26, 2001	Resale	Grant Deed	\$245,000	\$115	
Jul 30, 1993	Resale	Grant Deed	\$196,500	\$93	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peavine Elementary School	Elementary	KG–5	1.5 mi
Archie Clayton Middle School	Middle	6–8	2.2 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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