

Single Family Residence **RESIDENTIAL**

1155 UNIVERSITY RIDGE DR

RENO, NV 89512

\$812,472 TopHap Estimate · \$416 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,954 ft²

LIVING AREA

0.77 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$812K

\$774K low

\$851K high

Last Sale

\$271,000 · Apr 27, 2012

Est. Owner Equity

\$437,972

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$4,360 (2025)
Assessed Value	\$156,357
Previous Assessed	\$153,980
Assessor Market Value	\$446,733

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.77
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 120 ft²

Patio · 272 ft²

Porch · 84 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 10, 2013	Quitclaim	Quit Claim Transfer			
Sep 10, 2013	Quitclaim	Quit Claim Transfer			
Apr 25, 2012	Resale	Grant Deed	\$271,000	\$139	\$60K
Jan 30, 2012	Non-arms-length	Trustees Deed	\$200,139	\$102	
Jul 3, 2007	Financing	Grant Deed			\$392K
Jan 24, 2007	Quitclaim	Quit Claim Transfer			\$292K
Apr 28, 2000	Resale	Grant Deed	\$293,000	\$150	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peavine Elementary School	Elementary	KG–5	1.6 mi
Archie Clayton Middle School	Middle	6–8	2.4 mi

Robert McQueen High School	High	9–12	4.2 mi
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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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