

Single Family Residence **RESIDENTIAL**

1091 UNIVERSITY RIDGE DR

RENO, NV 89512

\$697,246 TopHap Estimate · \$321 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,170 ft²

LIVING AREA

0.35 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$697K

\$647K low

\$747K high

Last Sale

\$217,500 · Dec 10, 1999

Est. Owner Equity

\$495,496

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$3,379 (2025)
Assessed Value	\$132,632
Previous Assessed	\$130,905
Assessor Market Value	\$378,949

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.35
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 395 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 9, 2008	Quitclaim	Quit Claim Transfer			
Dec 10, 1999	Resale	Grant Deed	\$217,500	\$100	\$202K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peavine Elementary School	Elementary	KG–5	1.7 mi
Archie Clayton Middle School	Middle	6–8	2.5 mi
Robert McQueen High School	High	9–12	4.3 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 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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