

Single Family Residence **RESIDENTIAL**

1044 UNIVERSITY RIDGE DR

RENO, NV 89512

\$755,881 TopHap Estimate · \$374 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,019 ft²

LIVING AREA

0.19 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$756K

\$706K low

\$806K high

Last Sale

\$310,134 · Nov 23, 1998

Est. Owner Equity

\$636,781

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$4,248 (2025)
Assessed Value	\$154,927
Previous Assessed	\$153,058
Assessor Market Value	\$442,650

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.19
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 88 ft²

Patio · 88 ft²

Porch · 84 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 23, 1998	Resale	Grant Deed	\$310,500	\$154	\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peavine Elementary School	Elementary	KG–5	1.7 mi
Archie Clayton Middle School	Middle	6–8	2.4 mi
Robert McQueen High School	High	9–12	4.2 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 89512

127 CRIME INDEX	95 AIR POLLUTION	32,983 POPULATION	\$47K MEDIAN IN-COME	51°F AVG TEMP	79% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------