

Single Family Residence **RESIDENTIAL**

# 2298 SADDLE RIDGE CT

RENO, NV 89509

**\$709,864** TopHap Estimate · \$373 / ft² · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,901 ft²**

LIVING AREA

**0.27 ac**

LOT SIZE

**1984**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$710K**

\$650K low

\$770K high

Last Sale

**\$685,000 · Apr 27, 2022**

Est. Owner Equity

**\$93,364**

Loan-to-Value

**83%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,305 (2025) |
| Assessed Value        | \$103,098      |
| Previous Assessed     | \$102,918      |
| Assessor Market Value | \$294,566      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Washoe                  |
| Lot (acres)   | 0.27                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 40 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| Apr 26, 2022 | Financing         | Re-Recorded Document  |           |        |        |
| Apr 26, 2022 | Resale            | Bargain And Sale Deed | \$685,000 | \$360  | \$617K |
| Nov 18, 1999 | Recorded document | Grant Deed            |           |        |        |
| Jan 16, 1997 | Recorded document | Grant Deed            |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Caughlin Ranch Elementary School | Elementary | KG–5   | 0.9 mi   |
| Darrell C. Swope Middle School   | Middle     | 6–8    | 1.8 mi   |
| Reno High School                 | High       | 9–12   | 2.4 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>103</b><br>CRIME INDEX | <b>94</b><br>AIR POLLUTION | <b>36,556</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|