

Single Family Residence **RESIDENTIAL**

949 UNIVERSITY RIDGE DR

RENO, NV 89512

\$595,963 TopHap Estimate · \$377 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,582 ft²

LIVING AREA

0.36 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$596K

\$548K low

\$644K high

Last Sale

\$374,000 · Jul 19, 2017

Est. Owner Equity

\$244,963

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$2,942 (2025)
Assessed Value	\$100,299
Previous Assessed	\$92,960
Assessor Market Value	\$286,568

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.36
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Garage	Garage, Attached
Pool	No

Deck · 225 ft²

Shed · 120 ft²

Patio · 400 ft²

Porch · 236 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 13, 2020	Financing	Intrafamily Transfer			\$348K
Jul 19, 2017	Resale	Bargain And Sale Deed	\$374,000	\$236	\$351K
Nov 10, 2016	Quitclaim	Quit Claim Transfer			
Aug 25, 1992	Resale	Grant Deed	\$126,500	\$80	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peavine Elementary School	Elementary	KG–5	1.6 mi
Archie Clayton Middle School	Middle	6–8	2.3 mi
Robert McQueen High School	High	9–12	4.1 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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