

Single Family Residence **RESIDENTIAL**

831 UNIVERSITY RIDGE DR

RENO, NV 89512

\$654,409 TopHap Estimate · \$305 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,145 ft²

LIVING AREA

0.32 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$654K

\$601K low

\$707K high

Last Sale

\$169,000 · Dec 30, 2011

Est. Owner Equity

\$536,109

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$2,224 (2025)
Assessed Value	\$102,602
Previous Assessed	\$104,198
Assessor Market Value	\$207,024

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.32
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

Porch · 56 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 19, 2026	Financing	Intrafamily Transfer			
Mar 19, 2026	Financing	Affidavit Of Death Of Joint Tenant			
Jan 15, 2025	Financing	Correction Deed			
Jan 3, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Dec 28, 2011	Resale	Grant Deed	\$169,000	\$79	\$118K
Sep 19, 2005	Resale	Bargain And Sale Deed	\$423,500	\$197	\$339K
Nov 15, 2001	Resale	Grant Deed	\$225,000	\$105	\$130K
Nov 27, 1990	Resale	Grant Deed	\$178,640	\$83	

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	4.0 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	Absentee owner
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