

Single Family Residence **RESIDENTIAL**

8290 OPAL RANCH WAY

RENO, NV 89506

\$607,680 TopHap Estimate · \$295 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,062 ft²
LIVING AREA

0.25 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$608K

\$591K low

\$624K high

Est. Owner Equity

\$115,180

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,029 (2025)
Assessed Value	\$150,417
Previous Assessed	\$146,839
Assessor Market Value	\$429,764

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.25
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 509 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2022	Financing	Intrafamily Transfer			
Mar 11, 2020	Financing	Intrafamily Transfer			\$318K
Feb 29, 2016	Recorded document	Grant Deed			
Feb 29, 2016	Resale	Bargain And Sale Deed	\$275,000	\$133	\$270K
Jun 7, 2007	Resale	Bargain And Sale Deed	\$315,000	\$153	\$225K
Jan 25, 2006	Resale	Grant Deed	\$1,544,500	\$749	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Valleys High School	High	9–12	0.6 mi
Alice L. Smith Elementary School	Elementary	KG–5	1.2 mi
William O'Brien Middle School	Middle	6–8	3.8 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 89506

72 CRIME INDEX	95 AIR POLLUTION	46,491 POPULATION	\$79K MEDIAN IN-COME	48°F AVG TEMP	79% SUNSHINE
-------------------	---------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

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