

Single Family Residence **RESIDENTIAL**

8330 OPAL RANCH WAY

RENO, NV 89506

\$696,116 TopHap Estimate · \$257 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,706 ft²

LIVING AREA

0.27 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$696K

\$672K low

\$720K high

Est. Owner Equity

\$164,648

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$5,963 (2025)
Assessed Value	\$211,267
Previous Assessed	\$203,953
Assessor Market Value	\$603,619

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.27
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Porch · 879 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 25, 2016	Non-arms-length	Grant Deed	\$347,000	\$128	\$354K
May 23, 2014	Financing	Deed			\$159K
Sep 28, 2009	Resale	Bargain And Sale Deed	\$249,000	\$92	\$174K
Oct 8, 2009	Recorded document	Grant Deed			
Jun 11, 2007	Resale	Bargain And Sale Deed	\$369,000	\$136	\$145K
Jan 25, 2006	Resale	Grant Deed	\$1,544,500	\$571	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Valleys High School	High	9–12	0.5 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



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

OWNERSHIP

Occupancy	Owner occupied
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