

Single Family Residence **RESIDENTIAL**

8360 OPAL RANCH WAY

RENO, NV 89506

\$604,884 TopHap Estimate · \$293 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,062 ft²

LIVING AREA

0.27 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$605K

\$566K low

\$644K high

Last Sale

\$175,000 · Nov 29, 2012

Est. Owner Equity

\$604,884

TAX & ASSESSMENT

Property Tax	\$3,081 (2025)
Assessed Value	\$150,945
Previous Assessed	\$147,277
Assessor Market Value	\$431,270

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	No

Porch · 163 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 25, 2017	Quitclaim	Quit Claim Transfer			
Aug 25, 2017	Quitclaim	Quit Claim Transfer			
Nov 5, 2012	Foreclosure sale	Trustees Deed	\$175,000	\$85	
Oct 18, 2007	Resale	Bargain And Sale Deed	\$313,000	\$152	\$308K
Jan 25, 2006	Resale	Grant Deed	\$1,544,500	\$749	

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

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