

Single Family Residence **RESIDENTIAL**

8389 OPAL RANCH WAY

RENO, NV 89506

\$697,811 TopHap Estimate · \$222 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,137 ft²

LIVING AREA

0.25 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$698K

\$679K low

\$717K high

Last Sale

\$690,000 · Aug 26, 2025

Est. Owner Equity

\$145,811

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$3,755 (2025)
Assessed Value	\$181,855
Previous Assessed	\$178,026
Assessor Market Value	\$519,587

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 · 99 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 19, 2025	Resale	Warranty Deed	\$690,000	\$220	\$552K
Jul 30, 2024	Financing	Intrafamily Transfer			
Oct 30, 2007	Quitclaim	Quit Claim Transfer			
Oct 30, 2007	Resale	Bargain And Sale Deed	\$366,500	\$117	
Jan 25, 2006	Resale	Grant Deed	\$1,544,500	\$492	

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	3.7 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	Owner occupied
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