

Single Family Residence **RESIDENTIAL**

# 8370 OPAL RANCH WAY

RENO, NV 89506

**\$715,049** TopHap Estimate · \$228 / ft<sup>2</sup> · confidence 93 · as of Jun 23, 2026



**4**

BEDS

**3**

BATHS

**3,137 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**2007**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$715K**

\$665K low

\$765K high

Last Sale

**\$307,000 · Oct 9, 2013**

Est. Owner Equity

**\$715,049**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,744 (2025) |
| Assessed Value        | \$183,437      |
| Previous Assessed     | \$179,617      |
| Assessor Market Value | \$524,107      |

## 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 · 99 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|-----------------------|-----------|--------|--------|
| Apr 13, 2023 | Financing       | Intrafamily Transfer  |           |        |        |
| Oct 4, 2013  | Quitclaim       | Quit Claim Transfer   |           |        |        |
| Sep 26, 2013 | Quitclaim       | Quit Claim Transfer   |           |        |        |
| Sep 25, 2013 | Resale          | Grant Deed            | \$307,000 | \$98   |        |
| Apr 9, 2013  | Non-arms-length | Trustees Deed         | \$265,500 | \$85   |        |
| Dec 5, 2007  | Resale          | Bargain And Sale Deed | \$348,000 | \$111  | \$343K |
| Sep 15, 2006 | Quitclaim       | Quit Claim Transfer   |           |        |        |

## 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|