

Single Family Residence **RESIDENTIAL**

8395 OPAL RANCH WAY

RENO, NV 89506

\$693,495 TopHap Estimate · \$256 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,706 ft²

LIVING AREA

1.28 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$693K

\$640K low

\$747K high

Last Sale

\$370,950 · Jan 10, 2008

Est. Owner Equity

\$424,295

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$3,768 (2025)
Assessed Value	\$202,089
Previous Assessed	\$196,909
Assessor Market Value	\$577,397

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	1.28
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Shed · 464 ft²

Porch · 399 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 2, 2008	Resale	Bargain And Sale Deed	\$371,000	\$137	\$297K
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	3.7 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
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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