

Single Family Residence **RESIDENTIAL**

8250 OPAL RANCH WAY

RENO, NV 89506

\$665,234 TopHap Estimate · \$212 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,137 ft²
LIVING AREA

0.23 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$665K

\$645K low

\$686K high

Last Sale

\$385,000 · May 19, 2017

Est. Owner Equity

\$665,234

TAX & ASSESSMENT

Property Tax	\$3,633 (2025)
Assessed Value	\$180,598
Previous Assessed	\$176,804
Assessor Market Value	\$515,994

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.23
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 639 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 18, 2017	Non-arms-length	Grant Deed	\$385,000	\$123	
Jan 28, 2014	Resale	Grant Deed	\$287,000	\$91	
Mar 25, 2009	Resale	Grant Deed	\$258,000	\$82	\$252K
Dec 10, 2008	Non-arms-length	Trustees Deed	\$215,000	\$69	
Jan 23, 2007	Resale	Bargain And Sale Deed	\$410,500	\$131	\$82K
Jan 25, 2007	Financing	Intrafamily Transfer			\$328K
Jan 25, 2006	Resale	Grant Deed	\$1,544,500	\$492	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Valleys High School	High	9–12	0.6 mi
Alice L. Smith Elementary School	Elementary	KG–5	1.3 mi

William O'Brien Middle School	Middle	6–8	3.8 mi
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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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