

Single Family Residence **RESIDENTIAL**

8375 OPAL RANCH WAY

RENO, NV 89506

\$641,485 TopHap Estimate · \$270 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,372 ft²
LIVING AREA

0.21 ac
LOT SIZE

2007
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$641K

\$590K low

\$693K high

Last Sale

\$635,000 · Sep 12, 2025

Est. Owner Equity

\$133,485

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$3,368 (2025)
Assessed Value	\$170,001
Previous Assessed	\$166,452
Assessor Market Value	\$485,717

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.21
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 807 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 12, 2025	Resale	Bargain And Sale Deed	\$635,000	\$268	\$508K
Feb 10, 2009	Quitclaim	Quit Claim Transfer			
Jan 15, 2009	Quitclaim	Quit Claim Transfer			
Sep 26, 2007	Resale	Bargain And Sale Deed	\$372,000	\$157	\$298K
Jan 25, 2006	Resale	Grant Deed	\$1,544,500	\$651	

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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