

Single Family Residence **RESIDENTIAL**

8385 OPAL RANCH WAY

RENO, NV 89506

\$599,988 TopHap Estimate · \$291 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,062 ft²

LIVING AREA

0.21 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$600K

\$561K low

\$639K high

Last Sale

\$175,000 · Sep 30, 2011

Est. Owner Equity

\$531,988

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$3,001 (2025)
Assessed Value	\$151,610
Previous Assessed	\$147,957
Assessor Market Value	\$433,171

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 · 636 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 24, 2020	Quitclaim	Quit Claim Transfer			
Jan 3, 2020	Quitclaim	Quit Claim Transfer			
Apr 4, 2016	Quitclaim	Quit Claim Transfer			
Sep 28, 2011	Resale	Grant Deed	\$175,000	\$85	\$68K
Sep 27, 2007	Resale	Bargain And Sale Deed	\$311,000	\$151	\$249K
Jan 24, 2006	Resale	Grant Deed	\$1,544,500	\$749	

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



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

| OWNERSHIP

