

Single Family Residence **RESIDENTIAL**

8280 OPAL RANCH WAY

RENO, NV 89506

\$621,903 TopHap Estimate · \$230 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,706 ft²
LIVING AREA

0.22 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$622K

\$606K low

\$638K high

Last Sale

\$595,000 · Mar 8, 2024

Est. Owner Equity

\$621,903

TAX & ASSESSMENT

Property Tax	\$3,636 (2025)
Assessed Value	\$179,067
Previous Assessed	\$175,384
Assessor Market Value	\$511,621

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.22
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 863 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 27, 2024	Resale	Bargain And Sale Deed	\$595,000	\$220	
Jun 2, 2023	Resale	Bargain And Sale Deed	\$555,000	\$205	\$444K
Feb 28, 2020	Quitclaim	Quit Claim Transfer			
Mar 13, 2019	Resale	Bargain And Sale Deed	\$425,000	\$157	\$439K
Jun 29, 2015	Quitclaim	Quit Claim Transfer			
Nov 25, 2014	Quitclaim	Quit Claim Transfer			
Nov 25, 2014	Resale	Grant Deed	\$315,000	\$116	
Mar 24, 2009	Resale	Grant Deed	\$252,000	\$93	\$247K
Aug 27, 2008	Non-arms-length	Trustees Deed	\$250,750	\$93	
Feb 13, 2007	Resale	Grant Deed	\$417,000	\$154	\$417K
Jan 25, 2006	Resale	Grant Deed	\$1,544,500	\$571	

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

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	Absentee owner
-----------	----------------