

Single Family Residence **RESIDENTIAL**

8285 OPAL RANCH WAY

RENO, NV 89506

\$672,406 TopHap Estimate · \$214 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,137 ft²
LIVING AREA

0.24 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$672K

\$649K low

\$696K high

Last Sale

\$375,000 · Feb 17, 2017

Est. Owner Equity

\$327,406

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$3,703 (2025)
Assessed Value	\$183,478
Previous Assessed	\$179,731
Assessor Market Value	\$524,222

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.24
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 1,017 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 23, 2017	Quitclaim	Quit Claim Transfer			
Feb 10, 2017	Resale	Grant Deed	\$375,000	\$120	\$285K
Sep 2, 2011	Quitclaim	Quit Claim Transfer			
Jun 19, 2009	Resale	Bargain And Sale Deed	\$260,000	\$83	\$266K
Feb 4, 2009	Foreclosure sale	Trustees Deed	\$350,870	\$112	
Mar 8, 2007	Resale	Bargain And Sale Deed	\$403,500	\$129	\$323K
Jan 24, 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	1.2 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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