

Single Family Residence **RESIDENTIAL**

8270 OPAL RANCH WAY

RENO, NV 89506

\$669,297 TopHap Estimate · \$213 / ft² · confidence 97 · 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

\$669K

\$646K low

\$692K high

Last Sale

\$435,000 · Sep 21, 2017

Est. Owner Equity

\$0

Loan-to-Value

138%

TAX & ASSESSMENT

Property Tax	\$4,815 (2025)
Assessed Value	\$182,958
Previous Assessed	\$179,199
Assessor Market Value	\$522,738

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 · 1,417 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 25, 2017	Resale	Grant Deed	\$435,000	\$139	\$385K
Jun 21, 2017	Quitclaim	Quit Claim Transfer			
Mar 25, 2016	Quitclaim	Quit Claim Transfer			
Oct 21, 2009	Quitclaim	Quit Claim Transfer			
Sep 25, 2009	Resale	Grant Deed	\$260,000	\$83	\$266K
Oct 5, 2009	Quitclaim	Quit Claim Transfer			
Sep 22, 2009	Quitclaim	Quit Claim Transfer			
Jan 19, 2009	Recorded document	Warranty Deed			
Jan 22, 2009	Quitclaim	Quit Claim Transfer			
Mar 5, 2007	Resale	Bargain And Sale Deed	\$390,000	\$124	\$390K
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

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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