

Single Family Residence **RESIDENTIAL**

8255 OPAL RANCH WAY

RENO, NV 89506

\$1,282,440 TopHap Estimate · \$474 / ft² · confidence 85 · as of Jun 23, 2026



8

BEDS

4

BATHS

2,706 ft²

LIVING AREA

0.35 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.3M

\$1.1M low

\$1.5M high

Last Sale

\$1,200,000 · Dec 11, 2024

Est. Owner Equity

\$632,440

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$4,872 (2025)
Assessed Value	\$187,528
Previous Assessed	\$183,907
Assessor Market Value	\$535,793

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.35
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Shed · 110 ft²

Porch · 949 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 10, 2024	Resale	Bargain And Sale Deed	\$1,200,000	\$443	
Oct 26, 2022	Financing	Deed			
Oct 26, 2022	Financing	Deed			
Jun 5, 2018	Resale	Grant Deed	\$440,000	\$163	\$352K
Sep 22, 2016	Resale	Bargain And Sale Deed	\$360,000	\$133	\$324K
Aug 20, 2010	Resale	Bargain And Sale Deed	\$240,000	\$89	\$110K
Aug 25, 2010	Recorded document	Grant Deed			
Mar 2, 2007	Resale	Bargain And Sale Deed	\$397,000	\$147	\$317K
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	1.2 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	Absentee owner
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