

Single Family Residence **RESIDENTIAL**

8265 OPAL RANCH WAY

RENO, NV 89506

\$669,780 TopHap Estimate · \$282 / ft² · confidence 92 · as of Jun 23, 2026



4
BEDS

2
BATHS

2,372 ft²
LIVING AREA

0.25 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$670K

\$616K low

\$723K high

Last Sale

\$595,000 · Jan 28, 2022

Est. Owner Equity

\$189,780

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$3,537 (2025)
Assessed Value	\$167,963
Previous Assessed	\$164,434
Assessor Market Value	\$479,895

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.25
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 402 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 24, 2022	Financing	Intrafamily Transfer			
Jan 27, 2022	Resale	Special Warranty Deed	\$595,000	\$251	
Feb 14, 2013	Quitclaim	Quit Claim Transfer			
Mar 6, 2007	Resale	Bargain And Sale Deed	\$358,500	\$151	\$287K
Jan 25, 2006	Resale	Grant Deed	\$1,544,500	\$651	

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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