

Single Family Residence **RESIDENTIAL**

8235 OPAL RANCH WAY

RENO, NV 89506

\$569,553 TopHap Estimate · \$279 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,042 ft²

LIVING AREA

0.3 ac

LOT SIZE

2019

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$570K

\$521K low

\$618K high

Last Sale

\$565,000 · Nov 13, 2025

Est. Owner Equity

\$14,787

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$4,630 (2025)
Assessed Value	\$151,432
Previous Assessed	\$147,032
Assessor Market Value	\$432,662

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.30
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 132 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 5, 2025	Resale	Bargain And Sale Deed	\$565,000	\$277	\$555K
Nov 7, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Feb 8, 2021	Financing	Intrafamily Transfer			\$254K
Jul 8, 2019	Resale	Bargain And Sale Deed	\$407,748	\$200	\$220K

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	Owner occupied
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