

Single Family Residence **RESIDENTIAL**

8260 OPAL RANCH WAY

RENO, NV 89506

\$606,448 TopHap Estimate · \$224 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,706 ft²
LIVING AREA

0.23 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$606K

\$557K low

\$656K high

Last Sale

\$599,000 · Jun 13, 2025

Est. Owner Equity

\$187,148

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$3,996 (2025)
Assessed Value	\$182,297
Previous Assessed	\$178,666
Assessor Market Value	\$520,848

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.23
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 735 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 11, 2025	Resale	Bargain And Sale Deed	\$599,000	\$221	\$419K
May 19, 2008	Quitclaim	Quit Claim Transfer			
Jan 25, 2007	Resale	Bargain And Sale Deed	\$380,500	\$141	\$304K
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	1.3 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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