

Single Family Residence **RESIDENTIAL**

8315 OPAL RANCH WAY

RENO, NV 89506

\$599,990 TopHap Estimate · \$291 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,062 ft²
LIVING AREA

0.23 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$600K

\$563K low

\$637K high

Last Sale

\$322,000 · May 14, 2007

Est. Owner Equity

\$524,990

Loan-to-Value

12%

TAX & ASSESSMENT

Assessed Value	\$155,817
Previous Assessed	\$152,548
Assessor Market Value	\$330,954

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Shed · 150 ft²

Porch · 865 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 20, 2025	Financing	Intrafamily Transfer			
Aug 27, 2024	Financing	Intrafamily Transfer			
Sep 26, 2011	Quitclaim	Quit Claim Transfer			
May 9, 2007	Resale	Bargain And Sale Deed	\$322,000	\$156	\$75K
Jan 25, 2006	Resale	Grant Deed	\$1,544,500	\$749	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Valleys High School	High	9–12	0.5 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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