

Single Family Residence **RESIDENTIAL**

8305 OPAL RANCH WAY

RENO, NV 89506

\$670,196 TopHap Estimate · \$214 / ft² · confidence 90 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,137 ft²

LIVING AREA

0.25 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$670K

\$603K low

\$737K high

Last Sale

\$435,967 · Jun 1, 2007

Est. Owner Equity

\$310,196

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$3,644 (2025)
Assessed Value	\$181,741
Previous Assessed	\$177,988
Assessor Market Value	\$519,260

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

Shed · 110 ft²

Porch · 1,159 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 31, 2007	Resale	Grant Deed	\$436,000	\$139	\$414K
Jan 25, 2006	Resale	Grant Deed	\$1,544,500	\$492	

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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