

Single Family Residence **RESIDENTIAL**

8325 OPAL RANCH WAY

RENO, NV 89506

\$633,457 TopHap Estimate · \$267 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,372 ft²

LIVING AREA

0.24 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$633K

\$619K low

\$648K high

Last Sale

\$425,000 · Jul 3, 2019

Est. Owner Equity

\$99,657

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$4,309 (2025)
Assessed Value	\$169,548
Previous Assessed	\$166,098
Assessor Market Value	\$484,424

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.24
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 935 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 22, 2019	Resale	Bargain And Sale Deed	\$425,000	\$179	\$417K
Aug 8, 2016	Resale	Grant Deed	\$346,500	\$146	\$347K
Aug 9, 2016	Quitclaim	Quit Claim Transfer			
Aug 9, 2016	Recorded document	Grant Deed			
Dec 14, 2010	Financing	Intrafamily Transfer			\$234K
May 22, 2008	Financing	Intrafamily Transfer			\$240K
May 4, 2007	Resale	Bargain And Sale Deed	\$352,000	\$148	\$275K
Jan 25, 2006	Resale	Grant Deed	\$1,544,500	\$651	

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------