

Single Family Residence **RESIDENTIAL**

8355 OPAL RANCH WAY

RENO, NV 89506

\$641,528 TopHap Estimate · \$237 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,706 ft²
LIVING AREA

0.21 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$642K

\$622K low

\$661K high

Last Sale

\$639,000 · Mar 6, 2026

Est. Owner Equity

\$561,528

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$2,834 (2025)
Assessed Value	\$181,027
Previous Assessed	\$179,778
Assessor Market Value	\$391,955

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 1,389 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 20, 2026	Financing	Mortgage			\$80K
Mar 6, 2026	Resale	Bargain And Sale Deed	\$639,000	\$236	\$423K
Jun 22, 2021	Resale	Bargain And Sale Deed	\$633,000	\$234	\$536K
Apr 21, 2021	Quitclaim	Quit Claim Transfer			
Jun 8, 2007	Resale	Grant Deed	\$415,000	\$153	\$394K
Jun 8, 2007	Recorded document	Grant Deed			
Jan 25, 2006	Resale	Grant Deed	\$1,544,500	\$571	

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	3.7 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



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

OWNERSHIP

Occupancy	Absentee owner
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