

Single Family Residence **RESIDENTIAL**

8345 OPAL RANCH WAY

RENO, NV 89506

\$647,317 TopHap Estimate · \$206 / ft² · confidence 90 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,137 ft²
LIVING AREA

0.21 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$647K

\$580K low

\$715K high

Last Sale

\$352,500 · Jun 29, 2007

Est. Owner Equity

\$200,317

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$3,642 (2025)
Assessed Value	\$181,669
Previous Assessed	\$177,879
Assessor Market Value	\$519,053

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.21
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 1,357 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 4, 2025	Financing	Intrafamily Transfer			
Jun 28, 2007	Resale	Bargain And Sale Deed	\$352,500	\$112	\$335K
Jan 25, 2006	Resale	Grant Deed	\$1,544,500	\$492	

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

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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