

Single Family Residence

RESIDENTIAL

425 RIVER FLOW CT

RENO, NV 89523

\$786,193 TopHap Estimate · \$387 / ft² · confidence 97 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,034 ft²

LIVING AREA

0.25 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$786K

\$764K low

\$808K high

Last Sale

\$230,000 · Sep 15, 1995

Est. Owner Equity

\$435,848

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax

\$3,319 (2025)

Assessed Value

\$136,695

Previous Assessed

\$131,776

Assessor Market Value

\$390,558

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.25
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 315 ft²

Patio · 315 ft²

Porch · 276 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 11, 2018	Quitclaim	Quit Claim Transfer			
Sep 15, 1995	Resale	Grant Deed	\$230,000	\$113	\$207K
Oct 12, 1994	Resale	Grant Deed	\$1,920,000	\$944	\$740K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.4 mi
Robert McQueen High School	High	9–12	2.4 mi
Verdi Elementary School	Elementary	KG–5	4.6 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 89523

58 CRIME INDEX	87 AIR POLLUTION	40,260 POPULATION	\$97K MEDIAN IN-COME	46°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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