

Single Family Residence

RESIDENTIAL

418 RIVER FLOW CT

RENO, NV 89523

\$770,780 TopHap Estimate · \$354 / ft² · confidence 96 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,180 ft²

LIVING AREA

0.23 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$771K

\$740K low

\$802K high

Last Sale

\$214,000 · Dec 4, 1995

Est. Owner Equity

\$538,580

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax

\$3,312 (2025)

Assessed Value

\$136,822

Previous Assessed

\$131,989

Assessor Market Value

\$390,921

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.23
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Deck · 340 ft²

Patio · 340 ft²

Porch · 360 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 20, 2002	Non-arms-length	Grant Deed	\$273,000	\$125	\$194K
Dec 4, 1995	Resale	Grant Deed	\$214,000	\$98	\$203K
Oct 12, 1994	Resale	Grant Deed	\$1,920,000	\$881	\$740K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.3 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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