

Single Family Residence

RESIDENTIAL

409 RIVER FLOW CT

RENO, NV 89523

\$777,937 TopHap Estimate · \$329 / ft² · confidence 96 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,366 ft²

LIVING AREA

0.19 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$778K

\$744K low

\$812K high

Last Sale

\$216,000 · Aug 4, 1995

Est. Owner Equity

\$603,629

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax

\$3,344 (2025)

Assessed Value

\$137,807

Previous Assessed

\$132,874

Assessor Market Value

\$393,735

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.19
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Porch · 291 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 17, 2020	Financing	Intrafamily Transfer			\$181K
Nov 17, 2020	Financing	Intrafamily Transfer			
Aug 4, 1995	Resale	Grant Deed	\$216,000	\$91	\$173K
Oct 12, 1994	Resale	Grant Deed	\$1,920,000	\$811	\$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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