

Single Family Residence

RESIDENTIAL

401 RIVER FLOW CT

RENO, NV 89523

\$740,018 TopHap Estimate · \$360 / ft² · confidence 95 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,058 ft²

LIVING AREA

0.21 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$740K

\$701K low

\$779K high

Est. Owner Equity

\$556,674

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax

\$3,144 (2025)

Assessed Value

\$131,914

Previous Assessed

\$127,023

Assessor Market Value

\$376,897

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.21
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Porch · 311 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 20, 2005	Financing	Bargain And Sale Deed			
Aug 30, 2002	Quitclaim	Quit Claim Transfer			\$132K
Jul 28, 1995	Resale	Grant Deed	\$211,500	\$103	\$201K
Oct 12, 1994	Resale	Grant Deed	\$1,920,000	\$933	\$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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