

Single Family Residence

RESIDENTIAL

222 RIVER FLOW DR

RENO, NV 89523

\$757,907 TopHap Estimate · \$333 / ft² · confidence 97 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,273 ft²

LIVING AREA

0.15 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$758K

\$732K low

\$783K high

Last Sale

\$320,000 · Sep 2, 2009

Est. Owner Equity

\$466,907

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax

\$3,663 (2025)

Assessed Value

\$153,082

Previous Assessed

\$147,924

Assessor Market Value

\$437,378

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Deck · 33 ft²

Patio · 439 ft²

Porch · 54 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2009	Resale	Grant Deed	\$320,000	\$141	
Aug 28, 2008	Resale	Grant Deed	\$320,000	\$141	\$314K
Apr 27, 2001	Resale	Grant Deed	\$258,500	\$114	\$245K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.2 mi
Robert McQueen High School	High	9–12	2.2 mi
Verdi Elementary School	Elementary	KG–5	4.4 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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