

Single Family Residence **RESIDENTIAL**

159 RIVER FLOW DR

RENO, NV 89523

\$804,496 TopHap Estimate · \$403 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,994 ft²

LIVING AREA

0.28 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$804K

\$754K low

\$855K high

Last Sale

\$210,000 · May 23, 2012

Est. Owner Equity

\$168,496

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$3,732 (2025)
Assessed Value	\$148,523
Previous Assessed	\$143,523
Assessor Market Value	\$424,351

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.28
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 185 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 13, 2026	Resale	Bargain And Sale Deed	\$795,000	\$399	\$636K
Feb 4, 2021	Financing	Intrafamily Transfer			
May 22, 2012	Resale	Bargain And Sale Deed	\$210,000	\$105	\$164K
Feb 1, 2012	Non-arms-length	Trustees Deed	\$180,754	\$91	
Dec 30, 2005	Resale	Grant Deed	\$160,000	\$80	\$236K
Jul 15, 2005	Resale	Grant Deed	\$125,000	\$63	
Dec 28, 2001	Resale	Grant Deed	\$252,500	\$127	\$55K

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	4.3 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------