

Single Family Residence

RESIDENTIAL

326 RIVER FLOW DR

RENO, NV 89523

\$799,228 TopHap Estimate · \$349 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

3

BATHS

2,291 ft²

LIVING AREA

0.16 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$799K

\$767K low

\$832K high

Last Sale

\$213,884 · Nov 25, 1998

Est. Owner Equity

\$541,952

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax

\$3,353 (2025)

Assessed Value

\$146,049

Previous Assessed

\$141,023

Assessor Market Value

\$417,283

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.16
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Deck · 384 ft²

Patio · 384 ft²

Porch · 54 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 25, 1998	Resale	Trustees Deed	\$214,000	\$93	\$171K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingham Middle School	Middle	6–8	1.3 mi
Robert McQueen High School	High	9–12	2.3 mi
Verdi Elementary School	Elementary	KG–5	4.5 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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