

Single Family Residence

RESIDENTIAL

334 RIVER FLOW DR

RENO, NV 89523

\$749,559 TopHap Estimate · \$376 / ft² · confidence 97 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,992 ft²

LIVING AREA

0.15 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$750K

\$726K low

\$773K high

Last Sale

\$194,000 · Oct 27, 1998

Est. Owner Equity

\$451,559

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax

\$3,302 (2025)

Assessed Value

\$138,262

Previous Assessed

\$133,197

Assessor Market Value

\$395,035

PROPERTY FACTS

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

Porch · 162 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 21, 2011	Financing	Intrafamily Transfer			\$130K
Oct 27, 1998	Resale	Grant Deed	\$194,000	\$97	\$184K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.3 mi
Robert McQueen High School	High	9–12	2.3 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
-------------------	---------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------