

Single Family Residence

RESIDENTIAL

295 RIVER FLOW DR

RENO, NV 89523

\$833,134 TopHap Estimate · \$322 / ft² · confidence 95 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,584 ft²

LIVING AREA

0.21 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$833K

\$793K low

\$873K high

Est. Owner Equity

\$505,134

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax

\$3,814 (2025)

Assessed Value

\$157,570

Previous Assessed

\$152,762

Assessor Market Value

\$450,201

PROPERTY FACTS

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

Deck · 348 ft²

Patio · 348 ft²

Porch · 54 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 21, 2022	Financing	Intrafamily Transfer			
Apr 13, 2018	Quitclaim	Quit Claim Transfer			
Sep 19, 2016	Quitclaim	Quit Claim Transfer			
Nov 25, 2002	Non-arms-length	Grant Deed	\$228,000	\$88	
Nov 18, 2002	Quitclaim	Quit Claim Transfer			\$228K
Nov 19, 1998	Financing	Grant Deed			\$191K

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

OWNERSHIP

Occupancy	Owner occupied
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