

Single Family Residence

RESIDENTIAL

279 RIVER FLOW DR

RENO, NV 89523

\$738,188 TopHap Estimate · \$320 / ft² · confidence 87 · as of Jul 14, 2026

3

BEDS

3

BATHS

2,307 ft²

LIVING AREA

0.18 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$738K

\$640K low

\$836K high

Last Sale

\$257,000 · Apr 28, 2011

Est. Owner Equity

\$487,703

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax

\$3,687 (2025)

Assessed Value

\$146,128

Previous Assessed

\$141,116

Assessor Market Value

\$417,509

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.18
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Deck · 244 ft²

Patio · 244 ft²

Porch · 54 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 26, 2011	Resale	Grant Deed	\$257,000	\$111	\$250K
Oct 30, 2006	Financing	Intrafamily Transfer			\$202K
Oct 7, 1998	Resale	Grant Deed	\$235,000	\$102	\$105K

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	4.4 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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