

Single Family Residence

RESIDENTIAL

399 RIVER FLOW DR

RENO, NV 89523

\$708,358 TopHap Estimate · \$396 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,791 ft²

LIVING AREA

0.17 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$708K

\$677K low

\$739K high

Last Sale

\$610,000 · Jan 21, 2022

Est. Owner Equity

\$708,358

TAX & ASSESSMENT

Property Tax	\$3,929 (2025)
Assessed Value	\$127,694
Previous Assessed	\$122,698
Assessor Market Value	\$364,841

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.17
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 261 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 13, 2022	Resale	Bargain And Sale Deed	\$610,000	\$341	
May 11, 2019	Resale	Bargain And Sale Deed	\$425,000	\$237	\$340K
Aug 8, 2016	Quitclaim	Quit Claim Transfer			\$210K
May 25, 2011	Resale	Grant Deed	\$173,000	\$97	\$169K
May 18, 2009	Recorded document	Grant Deed			
Jan 22, 2009	Recorded document	Affidavit Of Death			
May 18, 2009	Recorded document	Grant Deed			
Jun 23, 2008	Resale	Grant Deed	\$340,000	\$190	
Apr 19, 2005	Resale	Grant Deed	\$419,000	\$234	
Jun 9, 2004	Non-arms-length	Grant Deed	\$129,240	\$72	
Jan 31, 2003	Quitclaim	Quit Claim Transfer			\$213K
Dec 31, 2002	Resale	Grant Deed	\$193,000	\$108	
Dec 31, 2002	Non-arms-length	Grant Deed	\$193,000	\$108	
Apr 23, 1999	Non-arms-length	Grant Deed	\$187,000	\$104	\$150K
Oct 29, 1998	Non-arms-length	Grant Deed	\$110,500	\$62	\$154K
Sep 17, 1996	Resale	Grant Deed	\$193,000	\$108	\$156K
Oct 12, 1994	Resale	Grant Deed	\$1,920,000	\$1072	\$740K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.3 mi
Robert McQueen High School	High	9–12	2.4 mi
Verdi Elementary School	Elementary	KG–5	4.6 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	Absentee owner
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