

Single Family Residence **RESIDENTIAL**

367 RIVER FLOW DR

RENO, NV 89523

\$854,754 TopHap Estimate · \$302 / ft² · confidence 94 · as of Jul 14, 2026

5
BEDS

3
BATHS

2,832 ft²
LIVING AREA

0.15 ac
LOT SIZE

1995
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$855K

\$804K low

\$906K high

Est. Owner Equity

\$854,754

TAX & ASSESSMENT

Property Tax	\$5,184 (2025)
Assessed Value	\$156,539
Previous Assessed	\$151,845
Assessor Market Value	\$447,254

PROPERTY FACTS

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

Deck · 462 ft²

Patio · 462 ft²

Porch · 291 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Mar 28, 2016	Resale	Grant Deed	\$374,500	\$132	\$300K
Dec 9, 2015	Non-arms-length	Trustees Deed	\$373,500	\$132	
Jul 21, 2006	Financing	Intrafamily Transfer			\$493K
Jun 2, 2005	Recorded document	Affidavit Of Death			
Jan 31, 2001	Resale	Grant Deed	\$232,500	\$82	\$186K
Oct 5, 1995	Resale	Grant Deed	\$239,000	\$84	\$215K
Oct 12, 1994	Resale	Grant Deed	\$1,920,000	\$678	\$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	4.5 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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