

Single Family Residence

RESIDENTIAL

359 RIVER FLOW DR

RENO, NV 89523

\$761,025 TopHap Estimate · \$370 / ft² · confidence 96 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,058 ft²

LIVING AREA

0.15 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$761K

\$730K low

\$793K high

Last Sale

\$223,000 · Jun 21, 1996

Est. Owner Equity

\$369,950

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax

\$3,401 (2025)

Assessed Value

\$141,618

Previous Assessed

\$137,001

Assessor Market Value

\$404,622

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, Built-in
Pool	No

Porch · 240 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 11, 2011	Financing	Intrafamily Transfer			\$232K
Mar 25, 2003	Quitclaim	Quit Claim Transfer			\$171K
Jun 21, 1996	Resale	Grant Deed	\$223,000	\$108	\$78K
Oct 12, 1994	Resale	Grant Deed	\$1,920,000	\$933	\$740K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingham 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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