

Single Family Residence

RESIDENTIAL

374 RIVER FLOW DR

RENO, NV 89523

\$776,087 TopHap Estimate · \$377 / ft² · confidence 94 · 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

\$776K

\$730K low

\$822K high

Last Sale

\$749,000 · Jan 17, 2025

Est. Owner Equity

\$64,537

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax

\$3,708 (2025)

Assessed Value

\$134,662

Previous Assessed

\$129,801

Assessor Market Value

\$384,749

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 · 520 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 16, 2025	Resale	Bargain And Sale Deed	\$749,000	\$364	\$712K
Jun 16, 2021	Financing	Re-Recorded Document			
Jun 16, 2021	Resale	Bargain And Sale Deed	\$660,000	\$321	
Nov 12, 2013	Resale	Grant Deed	\$282,000	\$137	\$288K
May 21, 2009	Quitclaim	Quit Claim Transfer			\$272K
Dec 18, 2001	Resale	Grant Deed	\$227,000	\$110	\$204K
Jul 10, 1996	Resale	Grant Deed	\$210,500	\$102	\$189K

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	4.6 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
-------------------	---------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------