

Single Family Residence

RESIDENTIAL

# 383 RIVER FLOW DR

RENO, NV 89523

**\$714,251** TopHap Estimate · \$347 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026

**4**

BEDS

**3**

BATHS

**2,058 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$714K**

\$635K low

\$794K high

Last Sale

**\$645,000 · Jun 4, 2021**

Est. Owner Equity

**\$169,251**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

Property Tax

**\$3,592 (2025)**

Assessed Value

**\$133,345**

Previous Assessed

**\$128,409**

Assessor Market Value

**\$380,985**

## PROPERTY FACTS

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

Deck · 150 ft²

Patio · 150 ft²

Porch · 260 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-------------|--------|--------|
| Jun 3, 2021  | Resale    | Bargain And Sale Deed | \$645,000   | \$313  | \$545K |
| May 7, 2015  | Resale    | Bargain And Sale Deed | \$355,000   | \$172  | \$331K |
| Nov 14, 2013 | Quitclaim | Quit Claim Transfer   |             |        |        |
| Aug 29, 2013 | Quitclaim | Quit Claim Transfer   |             |        | \$108K |
| Sep 5, 1996  | Resale    | Grant Deed            | \$215,500   | \$105  | \$115K |
| Oct 12, 1994 | Resale    | Grant Deed            | \$1,920,000 | \$933  | \$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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>58</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>40,260</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>46°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|