

Single Family Residence

RESIDENTIAL

358 RIVER FLOW DR

RENO, NV 89523

\$864,406 TopHap Estimate · \$305 / ft² · confidence 95 · as of Jul 14, 2026

5

BEDS

3

BATHS

2,832 ft²

LIVING AREA

0.15 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$864K

\$817K low

\$911K high

Last Sale

\$291,900 · Apr 19, 2002

Est. Owner Equity

\$0

Loan-to-Value

163%

TAX & ASSESSMENT

Property Tax

\$3,899 (2025)

Assessed Value

\$157,096

Previous Assessed

\$152,338

Assessor Market Value

\$448,847

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 · 265 ft²

Patio · 265 ft²

Porch · 428 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 3, 2006	Quitclaim	Quit Claim Transfer			\$100K
Apr 19, 2002	Resale	Grant Deed	\$291,900	\$103	
Mar 6, 1998	Resale	Grant Deed	\$250,000	\$88	\$200K

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	4.5 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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