

Single Family Residence

RESIDENTIAL

382 RIVER FLOW DR

RENO, NV 89523

\$693,219 TopHap Estimate · \$453 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,530 ft²

LIVING AREA

0.15 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$693K

\$678K low

\$709K high

Last Sale

\$189,500 · May 15, 1996

Est. Owner Equity

\$361,585

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,830 (2025)
Assessed Value	\$122,305
Previous Assessed	\$117,050
Assessor Market Value	\$349,444

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

Porch · 464 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 18, 2011	Financing	Intrafamily Transfer			\$163K
May 15, 1996	Resale	Grant Deed	\$189,500	\$124	\$170K
Oct 12, 1994	Resale	Grant Deed	\$1,920,000	\$1255	\$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	2.3 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
-----------	-----------------------