

Single Family Residence

RESIDENTIAL

350 RIVER FLOW DR

RENO, NV 89523

\$707,470 TopHap Estimate · \$385 / ft² · confidence 98 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,838 ft²

LIVING AREA

0.15 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$707K

\$694K low

\$721K high

Est. Owner Equity

\$454,022

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax

\$3,106 (2025)

Assessed Value

\$131,885

Previous Assessed

\$126,572

Assessor Market Value

\$376,815

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
Garage	Garage, Attached
Pool	No

Porch · 103 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 29, 2021	Financing	Transfer On Death Deed			
Sep 20, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Jun 4, 2004	Resale	Grant Deed	\$380,000	\$207	\$280K
Sep 19, 2003	Resale	Grant Deed	\$290,000	\$158	\$232K
Oct 14, 1998	Resale	Grant Deed	\$191,000	\$104	\$181K
Jun 2, 1995	Financing	Grant Deed			\$1.1M

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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