

Single Family Residence

RESIDENTIAL

391 RIVER FLOW DR

RENO, NV 89523

\$754,224 TopHap Estimate · \$423 / ft² · confidence 97 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,782 ft²

LIVING AREA

0.16 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$754K

\$733K low

\$775K high

Last Sale

\$300,000 · Oct 21, 2015

Est. Owner Equity

\$465,724

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax

\$3,240 (2025)

Assessed Value

\$138,021

Previous Assessed

\$132,613

Assessor Market Value

\$394,346

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.16
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Garage	Garage, Attached
Pool	No

Porch · 261 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 26, 2019	Financing	Intrafamily Transfer			\$286K
Oct 12, 2015	Resale	Grant Deed	\$300,000	\$168	\$295K
Mar 30, 2011	Resale	Grant Deed	\$170,500	\$96	
Oct 26, 2010	Non-arms-length	Trustees Deed	\$188,000	\$105	
Jul 25, 2005	Financing	Intrafamily Transfer			\$350K
Jan 27, 2003	Quitclaim	Quit Claim Transfer			\$184K
May 18, 2001	Quitclaim	Quit Claim Transfer			\$144K
Jun 2, 2000	Resale	Grant Deed	\$40,000	\$22	\$130K
Oct 12, 1994	Resale	Grant Deed	\$1,920,000	\$1077	\$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

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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