

Single Family Residence **RESIDENTIAL**

183 RIVER FLOW DR

RENO, NV 89523

\$744,118 TopHap Estimate · \$374 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,989 ft²

LIVING AREA

0.19 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$744K

\$712K low

\$776K high

Last Sale

\$510,000 · Aug 19, 2020

Est. Owner Equity

\$286,118

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$3,588 (2025)
Assessed Value	\$145,913
Previous Assessed	\$140,797
Assessor Market Value	\$416,894

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.19
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 118 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 15, 2020	Resale	Bargain And Sale Deed	\$510,000	\$256	\$408K
Aug 19, 2015	Resale	Grant Deed	\$389,000	\$196	
Feb 20, 2013	Resale	Grant Deed	\$275,000	\$138	
Jan 22, 2013	Recorded document	Grant Deed			
Aug 23, 2004	Resale	Grant Deed	\$349,000	\$175	\$279K
Sep 28, 2001	Resale	Grant Deed	\$227,000	\$114	\$221K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.2 mi
Robert McQueen High School	High	9–12	2.2 mi
Verdi Elementary School	Elementary	KG–5	4.3 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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