

Single Family Residence

RESIDENTIAL

263 RIVER FLOW DR

RENO, NV 89523

\$777,265 TopHap Estimate · \$341 / ft² · confidence 93 · as of Jul 14, 2026

3

BEDS

3

BATHS

2,278 ft²

LIVING AREA

0.18 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$777K

\$726K low

\$829K high

Last Sale

\$515,000 · Jun 1, 2018

Est. Owner Equity

\$777,265

TAX & ASSESSMENT

Property Tax

\$3,802 (2025)

Assessed Value

\$154,576

Previous Assessed

\$149,635

Assessor Market Value

\$441,647

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.18
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Balcony

Deck · 100 ft²

Patio · 172 ft²

Porch · 51 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 26, 2021	Financing	Intrafamily Transfer			
May 31, 2018	Resale	Grant Deed	\$515,000	\$226	
Aug 12, 2013	Quitclaim	Quit Claim Transfer			
Aug 12, 2013	Recorded document	Affidavit Of Death			
Apr 13, 2004	Resale	Grant Deed	\$390,000	\$171	\$194K
Dec 15, 2000	Resale	Grant Deed	\$232,500	\$102	\$204K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.2 mi
Robert McQueen High School	High	9–12	2.3 mi
Verdi Elementary School	Elementary	KG–5	4.4 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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