

Single Family Residence

RESIDENTIAL

287 RIVER FLOW DR

RENO, NV 89523

\$756,729 TopHap Estimate · \$293 / ft² · confidence 92 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,584 ft²

LIVING AREA

0.18 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$757K

\$693K low

\$820K high

Last Sale

\$720,000 · Oct 22, 2021

Est. Owner Equity

\$286,729

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax

\$3,750 (2025)

Assessed Value

\$152,085

Previous Assessed

\$147,183

Assessor Market Value

\$434,529

PROPERTY FACTS

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

Deck · 348 ft²

Patio · 348 ft²

Porch · 54 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 7, 2024	Financing	Intrafamily Transfer			
Oct 22, 2021	Resale	Bargain And Sale Deed	\$720,000	\$279	\$470K
Mar 17, 2017	Quitclaim	Quit Claim Transfer			
Mar 27, 2017	Resale	Grant Deed	\$452,000	\$175	
Jun 10, 2005	Resale	Bargain And Sale Deed	\$489,000	\$189	\$360K
Oct 9, 1998	Resale	Grant Deed	\$240,500	\$93	\$192K

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

OWNERSHIP

Occupancy	Owner occupied
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