

Single Family Residence

RESIDENTIAL

271 RIVER FLOW DR

RENO, NV 89523

\$714,971 TopHap Estimate · \$433 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,650 ft²

LIVING AREA

0.18 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$715K

\$670K low

\$760K high

Last Sale

\$248,900 · Mar 28, 2003

Est. Owner Equity

\$318,071

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax

\$3,021 (2025)

Assessed Value

\$131,829

Previous Assessed

\$126,545

Assessor Market Value

\$376,655

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, Attached
Pool	No

Deck · 250 ft²

Patio · 250 ft²

Porch · 103 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 26, 2006	Quitclaim	Quit Claim Transfer			
Mar 28, 2003	Resale	Grant Deed	\$248,900	\$151	\$186K

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	4.4 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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