

Single Family Residence

RESIDENTIAL

174 RIVER FLOW DR

RENO, NV 89523

\$750,149

TopHap Estimate · \$376 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,994 ft²

LIVING AREA

0.15 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$750K

\$717K low

\$784K high

Last Sale

\$276,000 · Jul 11, 2003

Est. Owner Equity

\$585,249

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$4,620 (2025)
Assessed Value	\$147,451
Previous Assessed	\$142,278
Assessor Market Value	\$421,289

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 185 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 11, 2003	Resale	Grant Deed	\$276,000	\$138	\$221K
Feb 6, 2002	Resale	Grant Deed	\$233,500	\$117	\$222K

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	4.4 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------