

Single Family Residence

RESIDENTIAL

319 RIVER FLOW DR

RENO, NV 89523

\$787,260 TopHap Estimate · \$346 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

3

BATHS

2,275 ft²

LIVING AREA

0.19 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$787K

\$749K low

\$826K high

Last Sale

\$137,500 · Sep 27, 2013

Est. Owner Equity

\$390,760

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax

\$3,581 (2025)

Assessed Value

\$148,325

Previous Assessed

\$143,311

Assessor Market Value

\$423,785

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.20
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Deck · 240 ft²

Patio · 240 ft²

Porch · 54 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 29, 2012	Resale	Grant Deed	\$230,000	\$101	\$140K
Jul 16, 2003	Resale	Grant Deed	\$312,000	\$137	\$250K
Mar 23, 1999	Resale	Grant Deed	\$210,500	\$93	\$125K

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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