

Single Family Residence

RESIDENTIAL

342 RIVER FLOW DR

RENO, NV 89523

\$705,155 TopHap Estimate · \$420 / ft² · confidence 95 · as of Jul 14, 2026

2

BEDS

2

BATHS

1,680 ft²

LIVING AREA

0.15 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$705K

\$673K low

\$737K high

Last Sale

\$130,000 · Jul 9, 2003

Est. Owner Equity

\$600,655

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax

\$3,023 (2025)

Assessed Value

\$129,488

Previous Assessed

\$124,325

Assessor Market Value

\$369,967

PROPERTY FACTS

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

Porch · 88 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 16, 2016	Financing	Intrafamily Transfer			
Mar 16, 2016	Quitclaim	Quit Claim Transfer			
Jul 9, 2003	Resale	Grant Deed	\$130,000	\$77	
Feb 28, 2002	Resale	Grant Deed	\$216,000	\$129	\$128K
Oct 16, 1998	Resale	Grant Deed	\$178,500	\$106	\$169K
Jun 2, 1995	Financing	Grant Deed			\$1.1M

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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