

Single Family Residence

RESIDENTIAL

262 RIVER FLOW DR

RENO, NV 89523

\$870,798 TopHap Estimate · \$267 / ft² · confidence 95 · as of Jul 14, 2026

5

BEDS

3

BATHS

3,257 ft²

LIVING AREA

0.16 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$871K

\$827K low

\$914K high

Est. Owner Equity

\$309,798

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax

\$4,608 (2025)

Assessed Value

\$181,340

Previous Assessed

\$176,675

Assessor Market Value

\$518,115

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.16
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Porch · 175 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 15, 2002	Non-arms-length	Grant Deed	\$310,020	\$95	\$248K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	1.2 mi
Robert McQueen High School	High	9–12	2.3 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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