

Single Family Residence

RESIDENTIAL

286 RIVER FLOW DR

RENO, NV 89523

\$753,067 TopHap Estimate · \$376 / ft² · confidence 97 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,002 ft²

LIVING AREA

0.16 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$753K

\$730K low

\$777K high

Last Sale

\$240,000 · Mar 28, 2002

Est. Owner Equity

\$403,867

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax

\$3,285 (2025)

Assessed Value

\$137,603

Previous Assessed

\$132,516

Assessor Market Value

\$393,152

PROPERTY FACTS

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

Porch · 186 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2011	Quitclaim	Quit Claim Transfer			
Aug 2, 2005	Quitclaim	Quit Claim Transfer			
Mar 28, 2002	Resale	Grant Deed	\$240,000	\$120	\$176K
Oct 8, 1998	Resale	Grant Deed	\$206,500	\$103	\$100K

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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