

Single Family Residence

RESIDENTIAL

175 RIVER FLOW DR

RENO, NV 89523

\$761,223 TopHap Estimate · \$411 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,852 ft²

LIVING AREA

0.19 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$761K

\$734K low

\$788K high

Last Sale

\$220,500 · Dec 28, 2001

Est. Owner Equity

\$676,939

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$3,365 (2025)
Assessed Value	\$143,167
Previous Assessed	\$137,994
Assessor Market Value	\$409,049

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.19
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 103 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 29, 2014	Quitclaim	Quit Claim Transfer			
Dec 28, 2001	Resale	Grant Deed	\$220,500	\$119	\$90K

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	4.3 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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