

Single Family Residence

RESIDENTIAL

191 RIVER FLOW DR

RENO, NV 89523

\$731,933 TopHap Estimate · \$444 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,650 ft²

LIVING AREA

0.19 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$732K

\$702K low

\$762K high

Last Sale

\$600,000 · Nov 3, 2021

Est. Owner Equity

\$231,933

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$3,463 (2025)
Assessed Value	\$146,940
Previous Assessed	\$142,080
Assessor Market Value	\$419,828

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	Yes

Deck · 400 ft²

Patio · 400 ft²

Porch · 68 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 28, 2021	Resale	Bargain And Sale Deed	\$600,000	\$364	\$500K
Aug 14, 2017	Resale	Grant Deed	\$405,000	\$245	\$350K
Jul 29, 2015	Resale	Bargain And Sale Deed	\$390,000	\$236	\$398K
Sep 28, 2001	Resale	Grant Deed	\$217,500	\$132	\$194K

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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